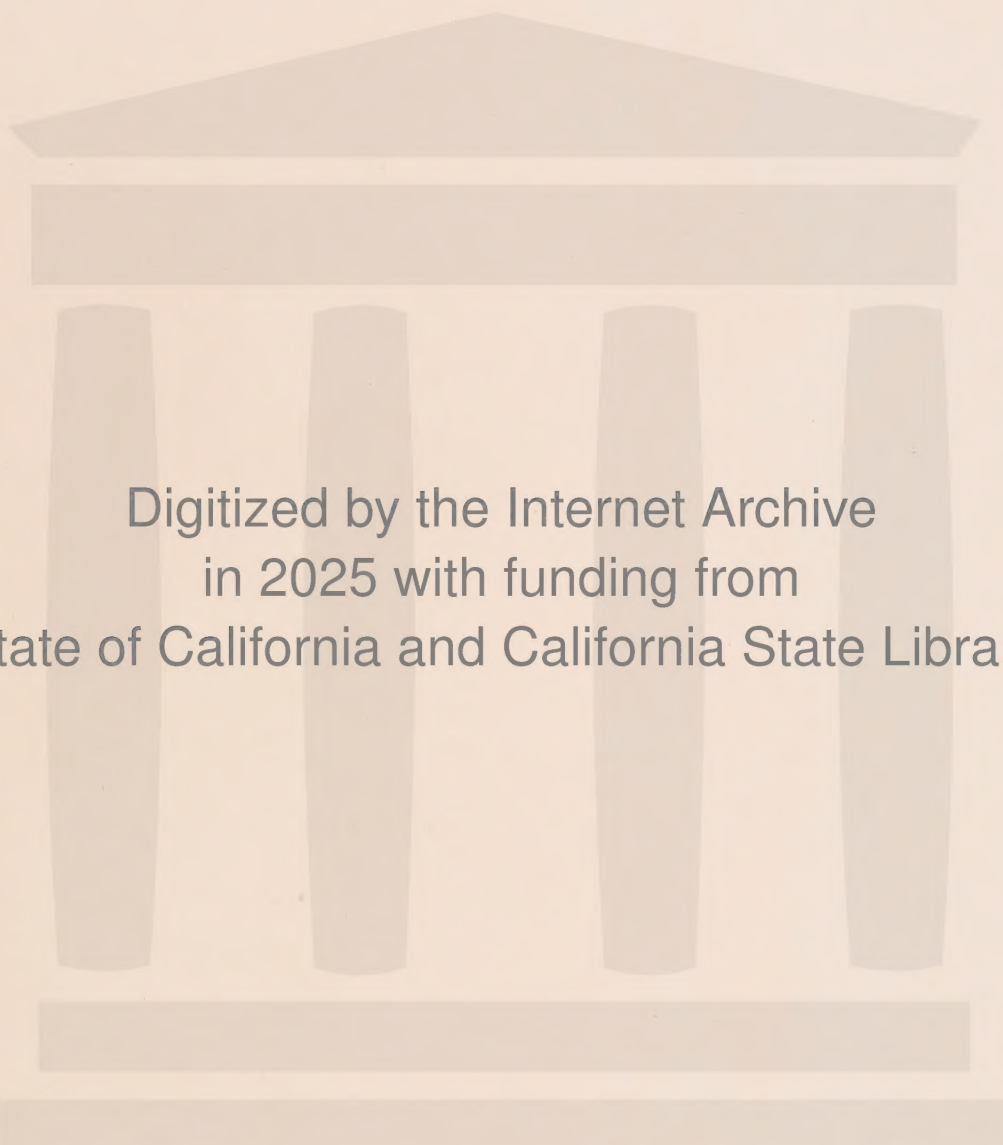


FINAL
SUMMERLAND
COMMUNITY PLAN



Prepared for the
COUNTY OF SANTA BARBARA

by
INTERFACE PLANNING AND COUNSELING CORPORATION
829 De La Vina Street, Suite 210
Santa Barbara, California 93101
(805) 963-0651



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May 1992

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SUMMERLAND COMMUNITY PLAN

I. INTRODUCTION

A. LEGAL AUTHORITY/INTENT AND PURPOSE

What is a Community Plan?

Community Plans are prepared by communities, as per California State Law¹, in order to address general planning issues pertaining to the community (or "an identified geographical area"). By definition in State Law, a "community plan" is a part of the Comprehensive Plan of a city or county which applies to a defined geographic portion of the total area included in a Comprehensive Plan. This Community Plan also includes (by reference) all of the relevant policies of the Elements of the county's Comprehensive Plan as well as the Local Coastal Plan. In addition, this Plan contains specific development policies adopted for the area included in the community plan, and identifies measures to implement those policies.² Through this process, pertinent issues are analyzed with the same level of detail typically accomplished through the Comprehensive Plan and Zoning process. However, a community plan designates general types and locations of land uses and provides policies for development of a specific geographical area (e.g., Summerland), whereas the Comprehensive Plan designates general types and locations of land uses and provides development policies for multiple geographical areas (e.g., all of Santa Barbara County). The policy direction and analysis of this Community Plan is intended to be applied in a general manner; site-specific proposals must adhere to the policies of this Plan and perform the necessary site-specific environmental review.

The purpose of the Community Plan is to:

- Provide general types and locations of land uses
- Provide policies for development
- Provide actions that will implement development policies
- Provide the location of and standards for public service facilities;

¹ State of California Government Code Section 65300 et. seq.

² Public Resources Code Section 21083.3.

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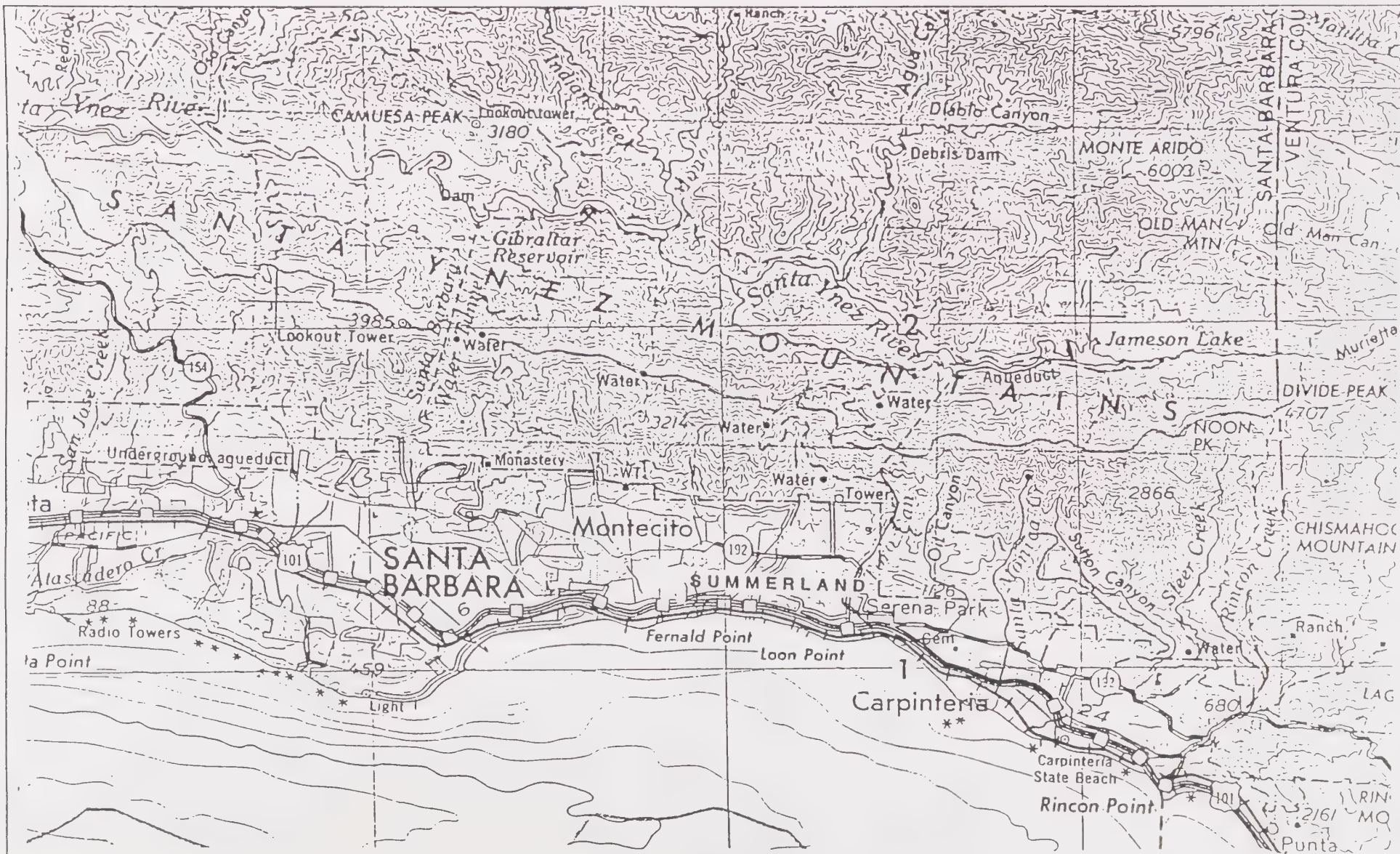
- Provide standards for the conservation, development, and use of natural resources;
- Provide provisions for implementing open space;

It is the intent of the Summerland Community Plan to provide a framework for community planning for County decision makers, the community and landowners of property in the Summerland Area. The Summerland Community Plan was designed to address the special concerns and needs of the Summerland community, as well as preserve the unique atmosphere associated with Summerland. It represents a commitment on the part of the County to the general circulation, land uses, utilities, open space, design standards and buildout potential that define Summerland's future growth and improvement plans. It also identifies the basic responsibilities and potential funding sources for various improvement programs. The Community Plan provides for flexibility, in that refinements and minor changes may be made as time passes and new expertise is brought to bear on community issues. The amendment process for the Community Plan is identical to the amendment process for the County of Santa Barbara Comprehensive Plan and Zoning Ordinance.

B. COMMUNITY PLAN LOCATION AND BOUNDARIES

The Summerland Planning Area is located in the southern portion of Santa Barbara County between the communities of Santa Barbara and Carpinteria (see Figure 1, Regional Setting). The Summerland Community Plan includes the unincorporated area of the County of Santa Barbara known as Summerland. The Community Plan Area is bordered by Ortega Ridge Road on the west, the urban area of Montecito to the North, Padaro Lane on the east, and the Pacific Ocean on the South. For a graphic depiction of the Community Plan Area see Figure 2 (Community Plan Study Area). This study area was designed to incorporate the entire Water District and Sanitary District boundaries and most of the Community Plan area is in the Coastal Zone.

Also, within the Community Plan is an area referred to as the "White Hole." The "White Hole" totals 65 acres, located at Greenwell Avenue and Via Real, and is comprised of three separate parcels which were not assigned a land use or zoning designation during the County's Local Coastal Plan (LCP) adoption process in the early 1980s (the northernmost ten acres of Area B received a designation of RR-5 when the LCP was certified). According to Coastal Commission staff, this area is more correctly referred to as an "Undesignated or Uncertified Area," but is popularly known as the "White Hole" in Summerland. Coastal Plan designations for these parcels were not assigned because the Coastal Commission was unable to make the necessary findings consistent with applicable Coastal Act policies in support of land use designations proposed at that time by the County. The principal concerns affecting such a determination were adequacy of available water and sewer services, concentration of urban development within existing urbanized areas, and the preservation of the existing urban/rural boundary on the east end of the Summerland Planning Area.



REGIONAL SETTING

PROJECT SITE

FIGURE 1

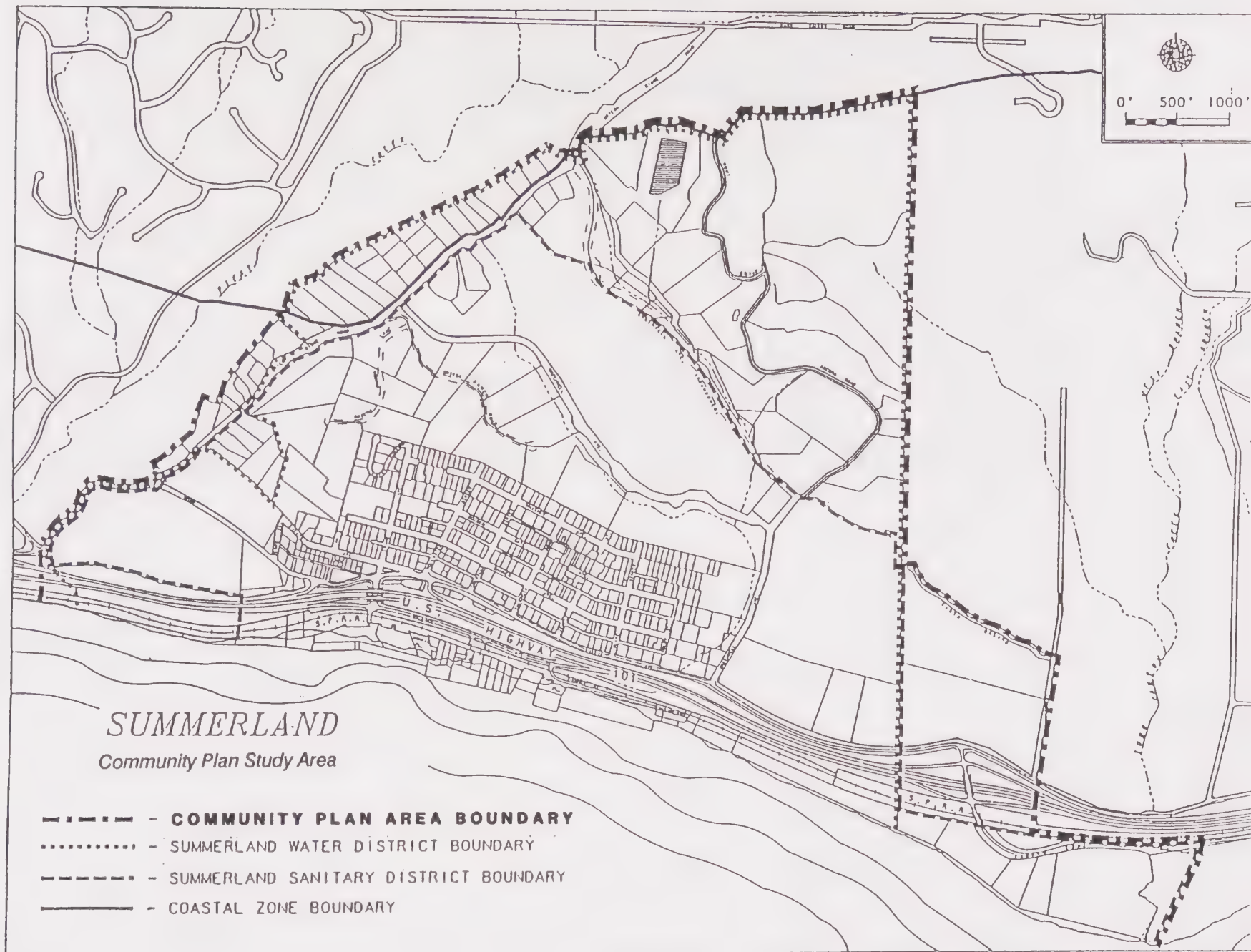


FIGURE 2

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In 1986 the Board of Supervisors initiated another attempt to assign land use and zoning designations for the White Hole area. This proposal was reviewed by the Planning Commission in a series of public hearings, with the conclusion that the "White Hole" area should only be assigned designations and zoning as an integral part of a planning study for the entire Summerland Planning Area. The County has chosen to prepare a Community Plan for the entire Summerland Planning Area, and land use and zoning designations for the "White Hole" area have been included in that Plan.

C. COMMUNITY HISTORY

Summerland was originally subdivided in December 1888 as a spiritualist community. These new lots were generally 25 feet by 50 feet to accommodate tents. These small lots are one of the issues that still face the town today as many of them are individually owned and building on them is quite a challenge. In addition, the world's first offshore oil well was developed off Summerland in July, 1898 and remnants of on and offshore oil activity are still evident today, especially on the beach and in the nearshore area.

In 1974, the Summerland County Water District placed a prohibition on new water meters due to a water shortage. That moratorium is still in effect today. In 1980, the County adopted the Local Coastal Plan (LCP) which established land uses within the coastal zone, which comprises much of the Community Plan study area. As noted above, the land use of the "White Hole" east of Greenwell Avenue was not determined in the adoption of the LCP.

In 1985 and 1986, while there was still a water moratorium, the Water Board released over 200 water meters in a short period of time, thereby overwhelming the small town with new construction. In response to this flurry of construction, the Summerland Citizen's Association (SCA) and others expressed interest in developing a community plan for Summerland to help guide future development. The Board of Supervisors allocated \$20,000 of Special District Augmentation Funds to the Summerland County Water District for planning purposes. That money was eventually supplemented with money from the County's General Fund, a grant from the Coastal Conservancy and a contribution from the owners of the undesignated "White Hole" properties to prepare this Community Plan.

Around the same time the new water meters were released, the County also declared much of Summerland as a "Special Problems Area." This designation requires that all new development have discretionary review prior to getting building permits due to existing problems in the area (primarily grading, flooding, lack of parking, etc.). During 1988, a citizen's group met to discuss the scope of the Summerland Community Plan. A work program was developed and approved by the Board of Supervisors and many of the same people were appointed as the Summerland Community Plan Advisory Committee in January, 1989. A consultant was hired and the Community Plan process began in earnest at that time.

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D. COMMUNITY PLAN PROCESS AND PUBLIC PARTICIPATION

The County of Santa Barbara initiated a General Plan Update for the Summerland community in the form of a Community Plan and Environmental Impact Report. This process was directed by the County Resource Management Department Staff and an Advisory Committee which was appointed by the County Board of Supervisors. The Committee was comprised of local citizens representing the Summerland Citizen's Association, local business people, property owners of the "White Hole" lands, representatives of Sanitary and Water Districts, the Fire Department, School District, Carpinteria Valley Association as well as "at large" members. The Advisory Committee's tasks included gathering public input and developing recommendations on policies, programs and land use.

The citizens of Summerland were involved in the planning process through an initial survey which was distributed to each household and business owner, and through a subsequent series of community workshops and meetings. Preparation of the Community Plan included five distinct phases: 1) Constraint Investigation and Community Survey; 2) Preliminary Recommendations; 3) Community Plan Development and Refinement; 4) Environmental Impact Report; and 5) Finalization of the Community Plan. Citizens of Summerland, and concerned South Coast residents, were given the opportunity to provide input throughout each of these five phases. A more complete description of the survey used to form the basis of the Plan is contained in the technical attachments to this Community Plan.

E. COMMUNITY STATISTICS AND DEVELOPMENT POTENTIAL PRIOR TO COMMUNITY PLAN ADOPTION

Prior to adoption of the Community Plan, future development potential and growth in the Summerland area were dictated by the then-existing Coastal Land Use Plan Designations and Zone Districts. Adoption of the Community Plan superseded previous Land Use and Zoning designations for Summerland.

Table 1 provides a comparison of the existing development in Summerland prior to Community Plan adoption, additional development (e.g., buildout) allowed under the previous zoning, and additional development allowed under the Community Plan. Figure 3 (Prior Land Uses) provides an illustration of land uses existing in the study area at the time of plan adoption and Figure 4 (Prior Zoning Buildout Map) provides a graphic depiction of alterations to previous zoning districts in the Community Plan.

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Table 1
Development Statistics - Comparative Scenarios

	Existing Development Statistics	Additional Pot. Buildout Under Prior Zoning	Additional Potential Buildout Under Community Plan
Commercial Space	84,413 s.f.	253,609 s.f.	41,100 - 72,080 s.f.
Industrial Space	54,600 s.f.	218,900 s.f.	~ 55,000 s.f.
Residences (not including commercial zone)	500 units	246 units	179 units
Residences in Commercial Zones	50 units	0 units	48 units
"White Hole"	0 units	4 units	40 units

With reference to Table 1, the representation of potential additional development which could be allowed in commercial zones of Summerland under the Community Plan should be clarified. A split-level Floor-to-Area Ratio (FAR) was developed to guide this growth. The FAR was set at 0.29 for commercial-only development and up to 0.35 for mixed use. Using the specified FARs, a range of possible additional amounts of commercial development was created varying from 41,000 square feet (if all 48 potential mixed use units were constructed) to 72,080 square feet (if no mixed use units were built). Thus, the range of commercial space as presented in Table 1 is dependent upon the level of residential development occurring in the commercial zone. Also, as is always the case with buildout figures, these are theoretical maximums that most likely will not be achieved.

F. EXISTING COUNTY PLANS AND POLICIES

This section contains a summary of policies from the Santa Barbara County Coastal Plan and Comprehensive Plan which are relevant to land use considerations in the Summerland Community Plan area. The great majority of the Community Plan area is contained in the coastal zone; that situation is reflected in this policy summary. The summaries presented here do not contain the actual language of the referenced policies, but are meant as an overview of the content and aim of the policies. It is important to note that these policies apply to the Community Plan Area and that the Community Plan policies presented elsewhere in the text serve to refine these policies.

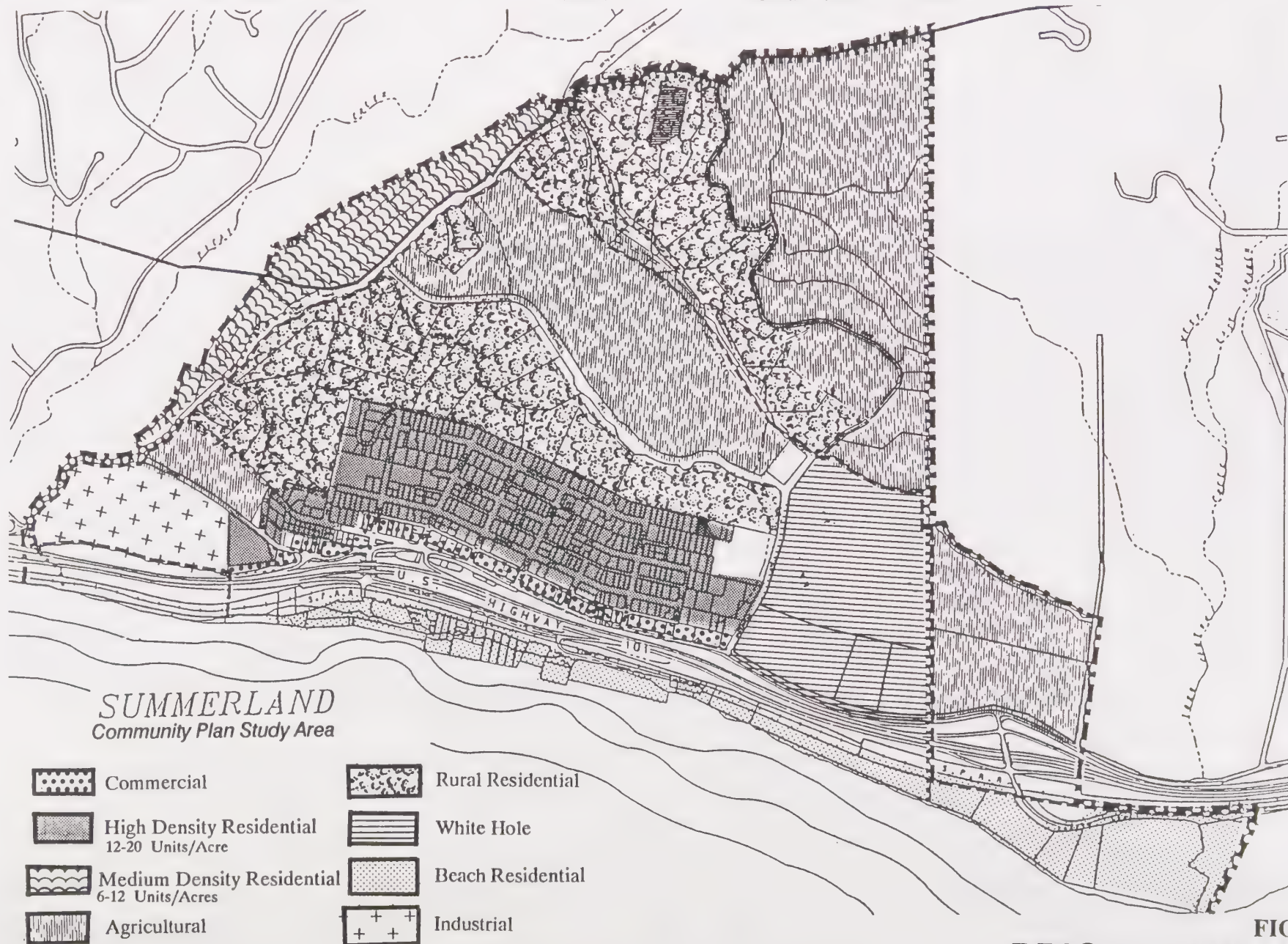
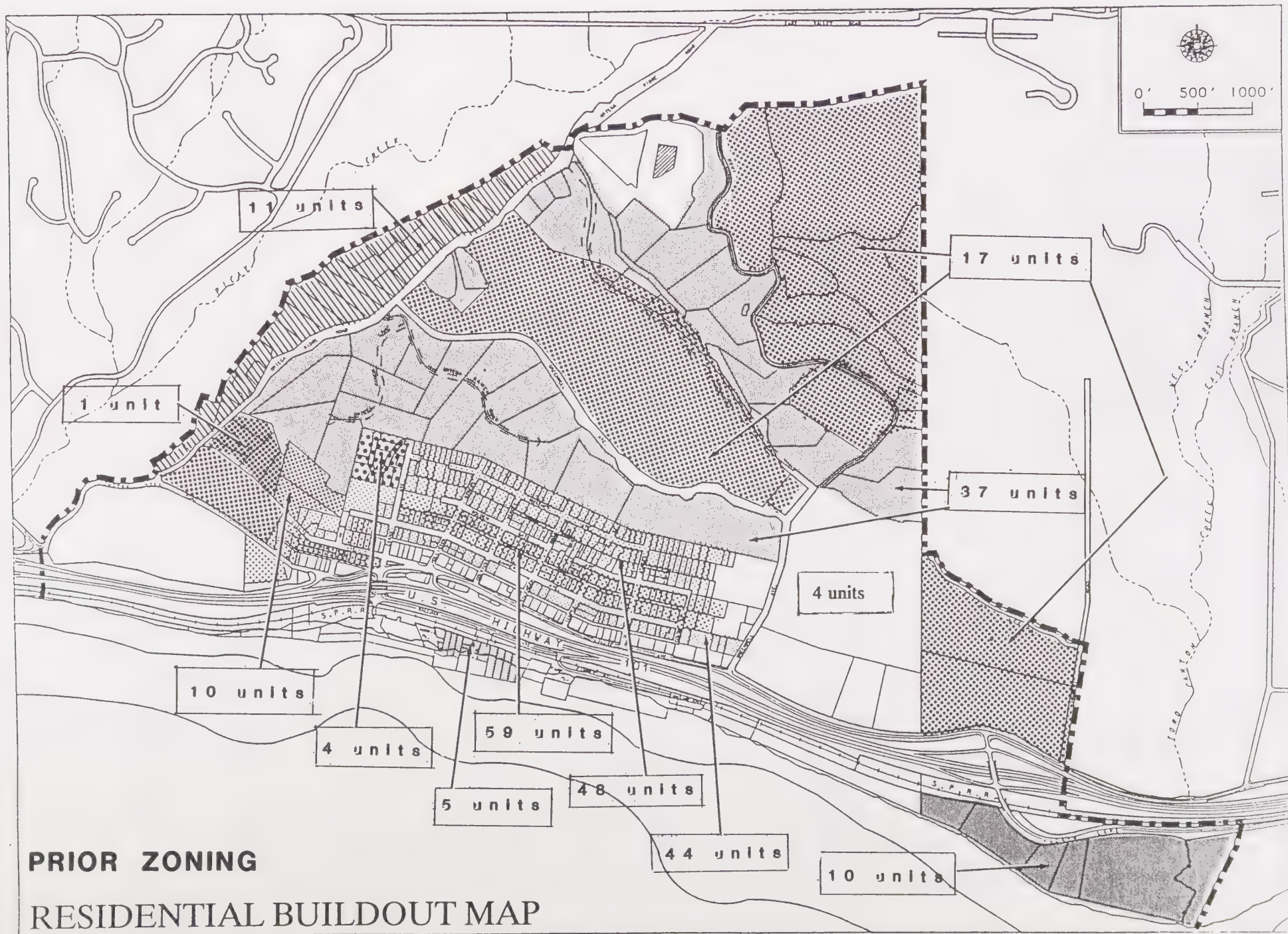


FIGURE 3
PRIOR LAND USES



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1. Santa Barbara County Coastal Plan

General Development Policies (Policies 2-1,-2,-3,-4,-5,-6,-8,-11,-12,-15): These policies establish guidelines for development in order to respect constraints posed by geology, biology and other physical environmental characteristics. The policies also address the availability of public services, and prohibit new development unless it can be demonstrated that adequate services exist to serve such development.

Agriculture (Policies 8-1,-2,-3): An agricultural land use designation shall be given to any rural parcel in existing agricultural use and a parcel designated agriculture in rural areas shall not be permitted for conversion to nonagricultural use unless such conversion of the entire parcel would allow for another priority use under the Coastal Act. Priority uses include coastal dependent industry, lodging, and visitor-serving uses.

Archaeology (Policies 10-1,-3,-4,-5): Development on significant cultural sites shall be avoided as much as possible, but when unavoidable, appropriate mitigation of significant archaeological impacts and consultation with Native Americans shall be implemented.

Bluff Protection (Policies 3-4,-5,-6,-7): Any new development and activity of any kind beyond the required bluff-top set back shall be constructed so as not to contribute to erosion or instability of the bluff face.

Environmentally Sensitive Habitats (Policies 9-35,-36,-38,-40,-41,-42,-43): The Coastal Plan requires the protection of native plants, including oak groves and riparian areas along stream corridors, as well as eucalyptus trees which shelter Monarch butterflies, from all development except structures designed for public safety. All permitted construction shall be conducted in such a manner as to minimize environmental impacts on stream corridors.

Geologic Hazards (Policies 3-8,-10): Plans for new development must be reviewed for project specific location with respect to geologic hazards (i.e., landslides, seismicity, expansive soils, etc.).

Hillside and Watershed Protection (Policies 3-13 through 3-22): New development shall be reviewed to insure consistency with existing environmental conditions. These include sediment basins, temporary vegetation, drainage plan, and minimum grading, for protection against excessive erosion and/or groundwater degradation.

Housing (Policies 5-3,-5,-6,-9,-10): The Coastal Plan provides for the inclusion of low and moderate income housing, and for a proper mix of housing types in order to establish housing opportunities for all socioeconomic sections in the community.

Recreation (Policies 7-5,-6,-9): For areas bordering the coast, recreational uses not requiring extensive alteration of the natural environment shall be given priority over other uses. The

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Summerland beach and bluff areas south of Wallace Avenue shall be acquired by the County for moderate recreation use.

Seawalls & Shoreline Structures (Policies 3-1, -2, -3): The Local Coastal Plan requires that the risks to new development be minimized, and that new development be located or built so as not to create any deterioration to the land nor require the construction of any new protection devices.

View Corridor Overlay Designation (Policies 4-9, -10, -11): These policies state that structures shall not exceed 15 feet above average finished grade, and shall be sited and designed to preserve broad views of the ocean from U.S. Highway 101. Also, landscaping plans shall be submitted to the County for approval.

Visual Resources (Policies 4-4, -6, -7): Development in both urban and rural areas shall be in conformance with the scale and character of the existing community. Protective measures include the placement of utilities underground and signs of a size and appearance so as not to detract from scenic areas or viewing points.

2. Land Use Element

The various elements of the Santa Barbara County Comprehensive Plan contain policies which relate to land use within the Summerland Community Plan area. However, the land use and zoning maps of the Coastal Plan supersede the existing Land Use Element Maps. All policy text of the Land Use Element would apply to those portions of the Community Plan area which are located both inside and outside of the coastal zone. The remaining Elements of the Comprehensive Plan would also apply equally to areas within and outside of the coastal zone portions of the Summerland Community Plan Area. Applicable Land Use Element policies are from both the County wide policy section (page 88-93) and the Summerland-Carpinteria Area Goals (page 95-96).

Regional Goals (Policies A & B, Pg 80): Regional goals include protection of the environment, limiting urbanization, agriculture preservation and open space protection.

Land Use Development/Population Growth (Planned Development Policies Pg 81-82 and Summerland-Carpinteria Area Goals # 1 & 2): The Comprehensive Plan establishes guidelines for development in order to respect constraints posed by geology, biology and other physical environmental characteristics. As well, the policies address the availability of public services, and require that development be restricted or delayed if adequate public services would not be available for a given project.

Agriculture (Summerland-Carpinteria Goals # 4,8, Pg 95-96): Agriculture shall be preserved in areas which possess prime agricultural soils, and in areas of existing agricultural

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operations. Such agricultural practices shall minimize the potential for erosion and flood hazards through appropriate soil protection measures and the siting of structures and improvements outside of areas with identified flood hazards.

Air Quality (Policy 1 & 2, Air Quality Supplement to the Land Use Element, Pg 16-20): The air quality policies are aimed at the reduction of automobile use, which is a major source of air pollutants in the County. The policies direct new urban development into existing urbanized areas, and encourage mixed residential/commercial uses and neighborhood retail in order to reduce vehicle trips.

Housing (Summerland-Carpinteria Area Goal # 11, Pg 96): For Carpinteria/Summerland, new development should accommodate lower as well as upper economic segments of the community. In this regard, density and parcel sizes must be examined and planned to accommodate some housing structures in both economic ranges.

Open Space (Summerland-Carpinteria Area Goal # 7, Pg 95): The preservation of Open Spaces shall be encouraged to enhance and protect scenic and visual resources, to provide areas for light recreation, and to preserve agricultural lands.

Parks/Recreation (Park/Recreation Policies, Pg 90, Summerland-Carpinteria Area Goals # 12 & 13, Pg 96): The Comprehensive Plan provides opportunities for different recreational uses within the Community Plan area, and contains the criteria to evaluate the amount of park development in the Carpinteria/Summerland area necessary to satisfy recreational needs of area residents.

Visual Resources (Policies 1,2 & 3 p. 91): The Comprehensive Plan requires structures to be compatible with the character of the surrounding natural environment or existing community, and also protects areas of high scenic value and scenic corridors. The Hillside and Ridgeline Protection Ordinance has been adopted to help implement these policies.

Water Resources (South Coast Policies # 1 & 2, Pg 92-93): The water resources policy is intended to avoid the creation of ground water problems, especially groundwater overdraft. The policy forbids increased well pumping (extractions) from a groundwater basin if a condition of overdraft would result, and also prohibits the placement of a new development (i.e., a source for new water demands) within an overdrafted groundwater basin.

Hillside and Watershed Protection (Hillside & Water Policies, Pg 86-88, Summerland-Carpinteria Area Goals # 3 & 5, Pg 95): All development proposed to be located on hillsides or steep slopes shall be designed to preserve natural features in order to reduce flood, erosion or other hazards. Soil stabilization methods shall be installed when slopes have been disturbed by grading or construction.

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3. Circulation Element

Roadways: The Circulation Element contains standards establishing roadway classifications; accompanying maps indicate the classing of particular roadways. Each class has corresponding standards, including an ADT-based policy capacity figure. Per the County's Circulation Element, these ADT policy capacity figures are to be treated as absolute caps, the exceedance of which produces a finding of inconsistency. The County has recently adopted updated Circulation Element standards which are applied to Summerland through this Community Plan.

4. Environmental Resources Management Element (ERME)

Geologic Hazards (Policies a, b, & c, Pg 189-190): These policies provide the framework to determine the suitability of urbanization in areas with particular geologic problems, and establishes objectives for construction in areas with potential seismic risks, including areas with active earthquake faults.

Flood Hazard (Policies a, b & c, p. 191): These policies relate to flood plain management, and require the siting of structures and improvements outside of the floodway for any water course, while allowing only carefully planned and protected development within the flood plain of a water course.

5. Seismic Safety/Safety Element

Fire Hazards (Policies 2 & 3, Pg 155-156): Under the provisions of the fire hazard policies, all land proposed for development within a high fire hazard area should be subject to appropriate regulations and fire prevention plans. Responsible County and State agencies would review such plans for adequacy prior to approval of the development.

6. Scenic Highways Element

Scenic Highways Preservation (Policies 1, 2, 3, 4, & 5, Pg 7-9): The County of Santa Barbara has adopted specific policies and ordinances pertaining to development within scenic highway corridors. Appropriate zoning in both urban and rural areas, sign and grading ordinances, and review of development plans by the Board of Architectural Review are utilized for protection measures.

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7. Noise Element

Noise (Policies 1, 2, 3, & 4, Pg 58-61): Policies of the Noise Element are aimed at the avoidance of noise impacts through the proper siting of noise-sensitive uses outside of noisy areas, and through the establishment of noise criteria levels for sensitive uses (i.e., residences, lodging, hospitals, etc.).

8. Housing Element

Housing (Policies 8, 9, 10, 12, 13, 18, 19 & 24, Pg 108-114): These Policies require the County to participate in the provision of adequate affordable housing stock, allow greater flexibility in residential projects to accommodate a range of housing types, encourage the development of a mix of housing types, provide incentives to private developers for the inclusion of affordable housing in new residential developments, and allow increases in land use densities in order to accommodate the development of affordable housing units. The Element specifically outlines objectives for the provision of "fair share" affordable units per housing market area. Accompanying guidelines specify the desired means of providing these affordable units as mitigation for community and residential projects. The first priority is for on-site provision of units, off-site provision or in-lieu fees follow in preference.

9. Coastal Zoning Ordinance

Because of the nature of the Community Plan (i.e., a planning document), Division 3 (Development Standards) of the Coastal Zoning Ordinance applies. The policies in the Division 3 part of the Santa Barbara County Coastal Zoning Ordinance contain the following requirements.

General (Sec. 35-59, p. 38)

Designed structures shall be subordinate to natural landforms and not inhibit public viewing. Conformance must be met by newly designed structures to meet the Land Use Plan and the character of the existing community including conditions posing potential hazards. In no case shall above-ground structures be sited on undisturbed slopes exceeding 40 percent.

Water and other Public Services (Sec.35-60,p.39)

Within specified urban areas, new developments shall be serviced by the appropriate public sewer and water district or existing mutual water company where available. Prior to receiving a coastal development permit, the County shall make the finding that adequate resources exist to serve the development, and the applicant shall assume full responsibility for costs incurred as a result of the infrastructural improvements to serve the project.

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Beach Development (Sec.35-61,p.40)

No permanent above-ground structures shall be permitted on the dry sandy beach except facilities necessary for public health and safety. For all new development between the first public road and the ocean, granting of an easement to allow vertical and lateral access shall be mandatory. In the case of vertical access to the mean high tide line there are some exemptions listed in the Development Standards. Granting of lateral easements to allow for public access along the shoreline shall be mandatory unless an equivalent access to the same beach is guaranteed. In coastal areas, where the bluffs exceed five feet, the lateral easement shall include all beach seaward of the base of the bluff. In areas where the bluffs are less than five feet, the area of the easement shall be determined by the County based on several criteria. Several other restriction apply to lateral easements and other obstructions which could affect development approval.

Recreation and Visitor Serving Uses (Sec. 35-62, p. 41-42)

Recreational uses on oceanfront lands, both public and private, that do not require extensive alteration of the natural environment shall have priority over uses requiring substantial alteration. Visitor-serving commercial recreational development that involves construction of major facilities should be located within urban areas. Visitor-serving commercial recreational development in rural areas can only occur when certain conditions are met and should be limited to low intensity uses.

Coastal Trails (Sec. 35-63, p. 42)

Easements for trails shown on the Santa Barbara County Comprehensive Plan Parks, Recreation and Trails maps, shall be required as a condition of project approval for any portion of any trail crossing the lot upon which a project is proposed.

Agricultural Lands (Sec. 35-64, p. 42-43)

If a lot is zoned for agricultural uses and is located in a rural area not contiguous with the urban/rural boundary, rezoning to a non-agricultural zone district shall not be permitted unless such conversion of the entire lot would allow for another priority use under the Coastal Act. Such conversion shall not be in conflict with contiguous agricultural operations in the area, and shall be consistent with PRC 30241 and 30242 of the Coastal Act. In addition, any conversion from an agricultural designation to a non-agricultural zone district shall not be permitted unless certain requirements are met.

Archaeology (Sec. 35-65, p. 43)

When developments are proposed for lots where archaeological or other cultural sites are located, project design shall be required which avoids impacts to such sites or provides

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adequate mitigation in accord with guidelines of the State Office of Historic Preservation and the State of California Native American Heritage Commission. Also, Native Americans shall be consulted when development proposals potentially impact significant archaeological sites.

Bluff Development (Sec. 35-67,p. 44-45)

In areas of new development, above-ground structures shall be set back a sufficient distance from the bluff edge to be safe from erosion for a minimum of 75 years, if such a standard makes a lot unbuildable, then a standard of 50 years will be used. A geologic report shall be required by the County in order to make this determination. In addition to that required safety, several other restrictions apply in terms of use of vegetation, irrigation and location of development.

10. Special Problems Area

The County of Santa Barbara passed Ordinance 2715 in 1975, establishing a Special Problems Committee and empowering the Board of Supervisors to designate "Special Problems Areas" within the County. Geographical areas which possess flooding potential, drainage problems, steep slopes, problematic circulation systems, or extreme elevations may be designated as "Special Problem Areas" by the Board. Since the above-described conditions can lead to difficulties for development, or may present hazards to the general public, the Special Problems Committee is granted the authority to review development proposals in the Special Problems Area, and to require any controls and restrictions necessary to overcome the hazards present in the Special Problems Area. The Board designated much of the Summerland area as a "Special Problems Area" and therefore future development proposals will need to be reviewed and approved by the Special Problems Committee, in addition to the normal County development review procedures.

G. GOALS AND KEY ISSUES OF THE COMMUNITY PLAN

During the development of the work program for the Community Plan, a number of goals were discussed by the County and the Advisory Committee. A Community Survey, which was performed at the beginning of the planning process, further defined local issues and goals (see Appendix A for Survey results). The following goals and issues have been discussed in various forums and have provided perspective for the policies and strategies that are embodied in the Community Plan:

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- Balance the community growth rate and buildout potential with available and new resources (e.g., water supply and sewer capacity).
- Determine appropriate land uses for the "White Hole" area and designate the Urban/Rural Boundary for the eastern portion of the Community.
- Develop appropriate zoning and/or land uses for the Community's commercial area to increase the local-serving business base.
- Amend applicable existing County policies and/or ordinances to increase their effectiveness for Summerland.
- Define the resource thresholds and environmental parameters applicable to Summerland. Water supply and sewer capacity are important issues that must be considered in planning for future buildout to be consistent with community goals.
- Develop appropriate development standards to protect important environmental resources.
- Strengthen and expand the existing design guidelines to promote view protection and protect the architectural character of the community.
- Identify land for acquisition and development of coastal recreation resources, biological and scenic resources, parking, a community center, and a trails system.
- Promote beach access and public beach area improvements.
- Promote community circulation and parking improvements in both the commercial and residential areas for the benefit of pedestrians, bicycles, and vehicles.
- Develop implementation program and explore funding sources for parking, undergrounding utilities, drainage improvements and other improvement projects.

California State Law allows communities to prepare Community Plans to address issues within identified areas in more detail than is addressed in a Comprehensive Plan, Local Coastal Plan or Zoning Ordinance. Community Plans can propose new standards or exceptions to existing zoning to respond to the special conditions of an area. It is the intent

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of this portion of the Summerland Community Plan to provide a framework for planning to both the County and the landowners, businesses and residents in Summerland.

The Summerland Community Plan is divided into three Super Elements: Community Development, Public Facilities and Services, and Resources and Constraints. The Goals, Objectives, Policies and Actions of the Super Elements of the Community Plan, which follow in subsequent sections, have been designed to address the goals listed above. Also listed in each relevant section are the Actions which were implemented upon adoption of the Plan. These Actions are generally changes to the zoning and designation on some parcels, establishment of new zone districts and direction to the crafting of the Design Standards.

The following definitions set out the guidelines by which the goals, objectives, policies and actions of the Community Plan were established:

***Goal-** A goal is an ideal future end condition or state related to the public health safety or general welfare toward which planning efforts are directed. A goal is a general expression of community values and therefore is abstract in nature (e.g. "An aesthetically pleasing community" or "Quiet residential streets"). Verbs are usually not included in the goals.*

***Objective -** An objective is a specific end condition or state that is an intermediate step toward attaining a goal. It should be achievable and when possible measurable and time-specific (e.g. "One hundred affordable housing units for low-income households by 1995"). Objectives usually do not include verbs.*

***Policy -** A policy is a specific statement that guides decision making that is based on a general plan's goals and objectives as well as the analysis of data. Policies should be clear and unambiguous (e.g. "The County shall install left-turn lanes at arterial intersections with peak-hour level of service worse than C").*

***Action -** An action is a one-time action program procedure or development standard that carries out General Plan policy. Actions also include verbs. In this Plan there are four distinct types of actions (although the first three will be called "actions"):*

***One-time Actions:** - The completion of one-time actions will be indicated by an asterisk (*). Once these actions are adopted concurrent with the adoption of the Community Plan they will be placed in an appendix to the Plan.*

***Programs -** Programs are actions that are primarily administrative functions such as the development of an ordinance or study to address a goal (e.g. A Tree Preservation Ordinance shall be drafted). Program Actions will be adopted with the goals objectives and policies of the Plan.*

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***Procedures** - Procedures are actions that indicate what the County must do in reviewing a development project (e.g. make findings to approve impose appropriate development standards). Procedures also give direction on the appropriate land use for a property. Procedures will be adopted with the goals objectives and policies of the Plan.*

***Development Standards** - Development Standards are measures that should be incorporated into development projects to provide consistency with certain policies of the Community Plan. Not all policies require implementing measures. As with one-time actions implementing measures once adopted will be placed in an appendix to the Plan.*

The following Super Elements contain the goals, objectives, policies and actions which comprise the Community Plan. Various topics with their associated constraints, issues and recommendations are presented in each section. They will establish the type, location, diversity and character of future development in Summerland. The Super Elements also establish development controls to protect sensitive environmental resources and the community's quality of life. Finally, various improvement projects such as sidewalks and bike paths are presented as well as long range plans such as future park sites.

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II. COMMUNITY DEVELOPMENT SUPER ELEMENT



A. LAND USE PLAN

This Element of the Community Plan addresses the type, location, intensity and interrelationship of the various land uses within the Summerland community. The recommendations in this section are based upon existing constraints and provide a vision for the future of this community as resources become available for additional growth. The objectives of the Land Use Plan are to preserve the community's quality of life while maintaining Summerland as a residential community with a neighborhood serving commercial center with limited visitor serving uses. The Land Use Plan is presented generally in three sections: 1) overall policies that pertain to the entire community; and 2) specific policies for the large vacant tract of land at Greenwell and Via Real known as the "White Hole" properties; and 3) policies aimed specifically at the Josten's and Nieman properties.

1. Existing Conditions and Issues

Commercial

Summerland currently has a small commercial strip centered on Lillie Avenue adjacent to U.S. Highway 101. The "downtown" area is one block deep on either side of Lillie and is approximately five blocks long. The commercial zoning extends further to the east, but this area is currently developed with residences and only a few commercial uses. The existing commercial uses, which tend to be oriented toward visitor services, include restaurants, gift shops, bed and breakfast inns, and antique shops.

Industrial

There is one industrial area in the community, a research park located on a prominent knoll to the west of town. The Josten's facility, which manufactures class rings is located on this property in a one story structure in a campus-like setting. Due to the particular type of business conducted on-site, this use has been very low intensity and inconspicuous. This property is known under the Community Plan as "Area A" (Figure 5, Community Plan Sub-Areas).

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Residential

Summerland's residential areas are located on the steep, ocean-facing hillside above the commercial strip and on small hills and canyons to the north of the town. In town there is a mix of high density, multifamily apartments, duplexes, small cottages, and large new single family homes. Additionally, a small trailer park is located just west of the downtown. Surrounding the town area are single family homes on larger (1-5 acre) and agricultural uses (primarily orchards).

White Hole

The "White Hole" is comprised of three areas (planning sub-areas, including the "White Hole" Areas B, C and D are illustrated in Figure 5). The following discussion provides more detail with respect to these undeveloped areas within the Community Plan.

Area B is comprised of approximately 46 acres, constituting the northern 2/3 of the "White Hole" area. The property is immediately adjacent to the east side of Greenwell Road, but is separated from Lillie Avenue by a strip of land including Area C, Area D and a Southern California Edison power substation. Area B is currently undeveloped, and is largely surrounded by open space or agricultural uses. Within Area B, there are several stands of coastal scrub plant communities, willows, a windrow of eucalyptus trees, and introduced grasses. Topography on the property could be described as hilly, with slopes ranging from approximately 10% to 40%. Portions of the site are visible from Lillie Avenue and Highway 101, and ocean and mountain views are available from various points on the site.

Area C is comprised of approximately 13 acres of land, situated at the northeast corner of the intersection of Lillie Avenue/Via Real and Greenwell Avenue. The property is bounded on the west by the Trading Post, the Summerland Market, residential uses and open space, on the east by the Southern California Edison Substation, and on the north by Area B. Area C is currently undeveloped and supports introduced grasses. This site is bisected by a gas main and is relatively flat on the southern portion (slopes less than 20%), but steepens on the northern portion (slopes 20% - 40%). The site is visible from some of Summerland, Via Real and Lillie Avenue and provides some ocean view opportunities.

Area D is comprised of approximately 5 acres of land, situated on the north of Via Real. The property is bounded on the east by agricultural lands and open space, on the west by the Southern California Edison Substation, and on the north by Area B. Area D is currently undeveloped and supports introduced grasses. There is a eucalyptus stand along the eastern boundary of the property and on the property to the east. This stand is known to provide habitat for monarch butterflies, a protected species, as well as a roosting and nesting habitat for raptors. The northern portion of Area D, combined with Area B, provides a valuable scenic resource via an upward trending knoll of open space accented by the backdrop of the Santa Ynez Mountains.

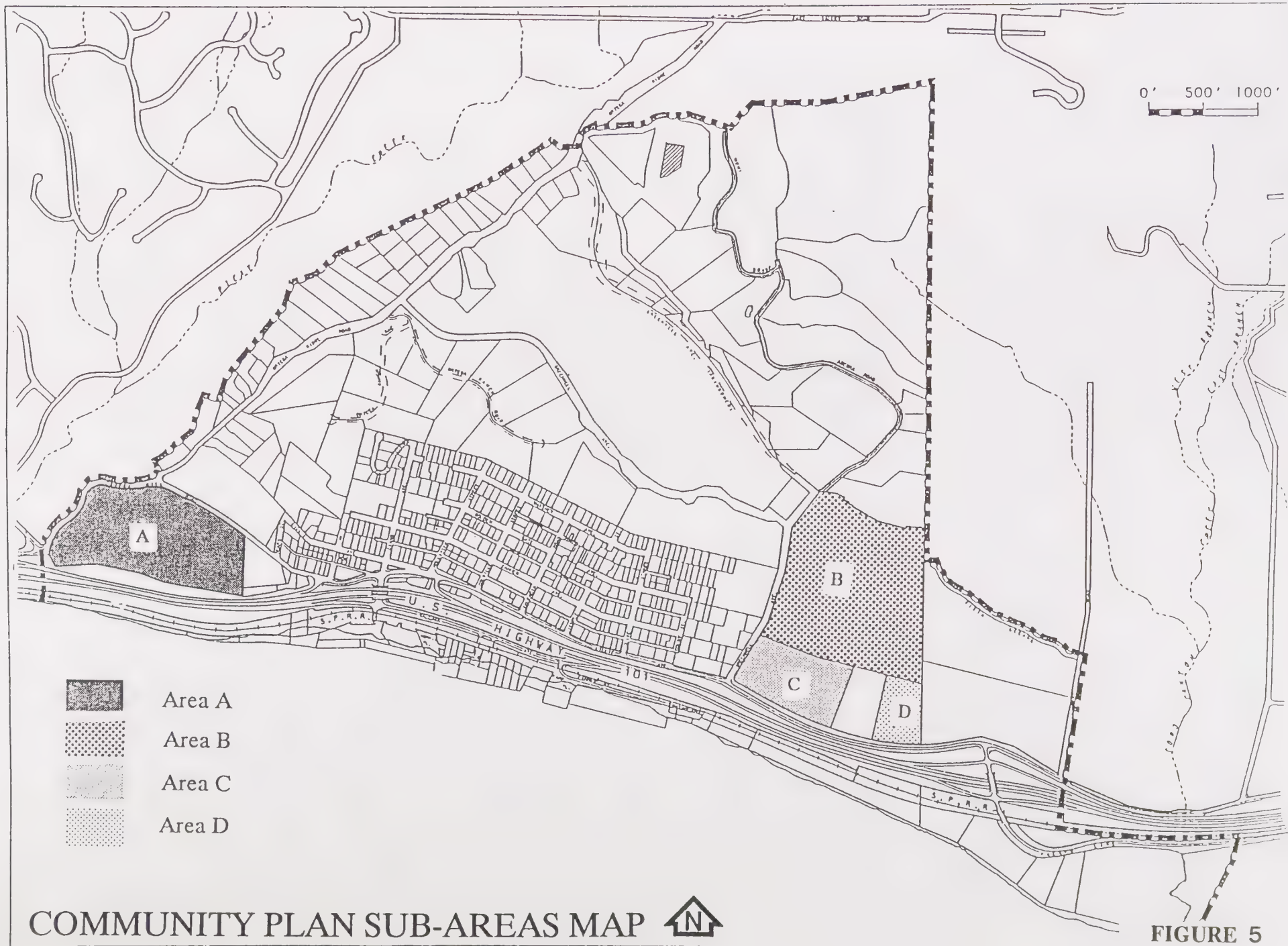


FIGURE 5

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Agriculture

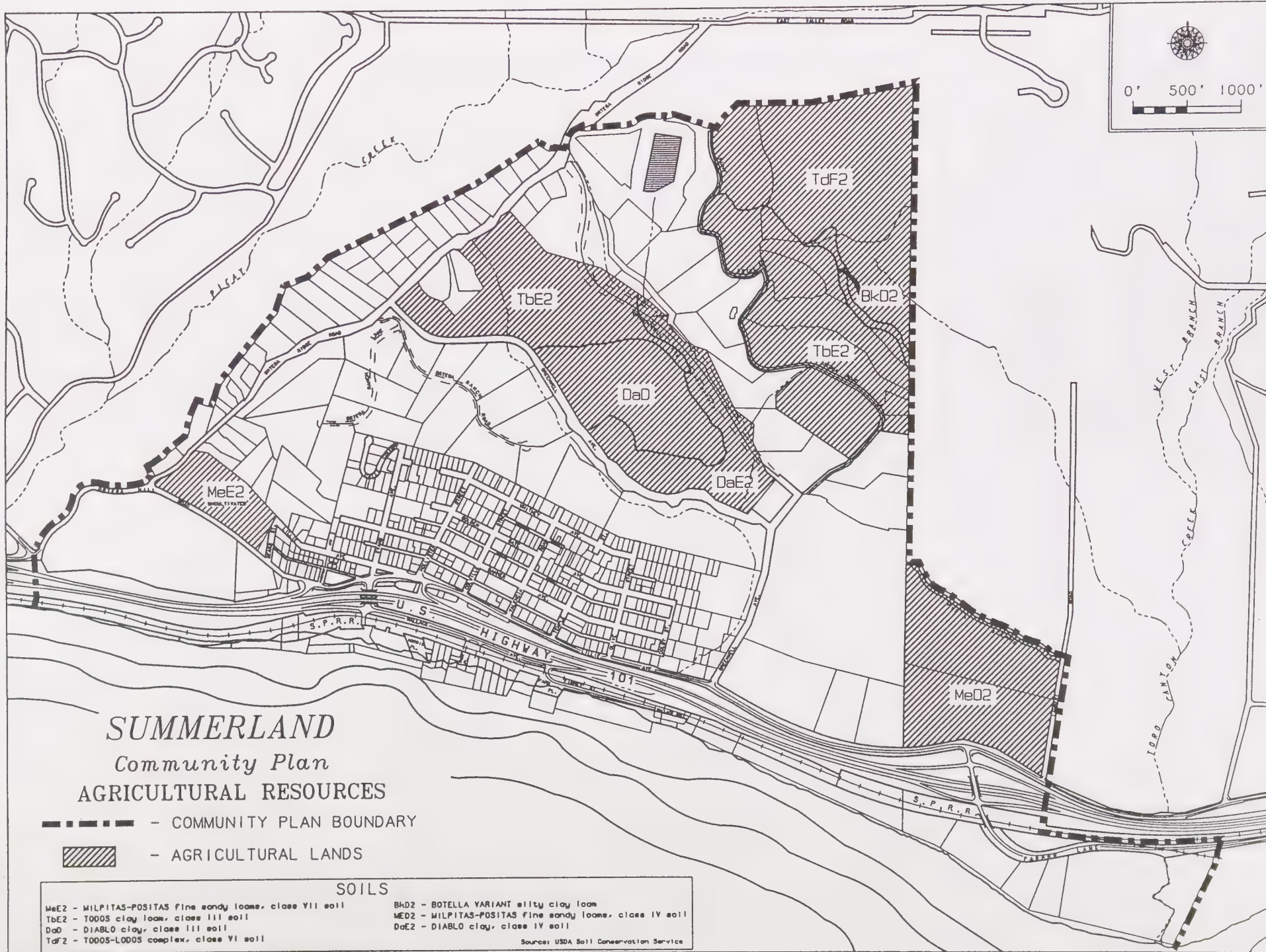
The U.S. Department of Agriculture, Soil Conservation Service (SCS) surveys soils, classifies them for viability, and divides them into prime agricultural lands (Class I-II) and non-prime agricultural lands (all other classes, III-VIII). In addition to these standards, the County of Santa Barbara considers any agricultural land enrolled in a Williamson Agricultural Preserve Contract, and which produces more than \$250.00 per acre per year to be prime agricultural land. The soil types found in the Summerland Study Area are limited to lands ranging from Class III-VI soils. The agriculturally zoned lands in Summerland are in four separate locations, consisting of approximately 303 acres (See Figure 6, Agricultural Resources).

The first location, known as the Nieman parcel (APN 05-110-02), is an 11 acre site in the southwest corner of the Study Area, just north of Area A. Historically, avocados were grown on this property, but were removed after root rot damage destroyed the trees. Currently, there are no plantings on-site. Soils onsite include Milpitas-Positas fine sandy loam (Class VI). Although the soils are considered non-prime, orchard crops are often grown on this soil. Due to the tendency of the soils onsite to foster root rot fungus, the parcel's size, and its location in relation to surrounding urban land uses, agricultural viability is considered only marginal.

The second location is known as the Bitensky property (APN 005-080-17) and is located in the central portion of the Study Area between Greenwell Avenue and the abandoned portion of Greenwell Avenue and totals approximately 80 acres. This parcel consists mostly of avocado and lemon orchards and possesses Class III and IV soils. The property is currently enrolled in a Williamson Act, Agricultural Preserve Contract and it is considered a significant agricultural resource under County guidelines. This property has been proposed to be subdivided into eight, 10 acre parcels under the "Vista Del Costa" project (TM 14,133 APN 05-080-17). The Planning Commission's recommendation to the Board of Supervisors for this project was for denial. The EIR for that project found that the proposed subdivision into 10 acre parcels would result in significant impacts to long-term agricultural viability. The project was withdrawn prior to action being taken by the Board of Supervisors. The project was resubmitted (as TM 14,224) and new information has recently been submitted for consideration prior to returning to the Planning Commission.

The third location is in the northern corner of the Study Area and totals approximately 114 acres of avocado orchards and contains Class III and IV soils. Among other properties, this area is comprised of the Boyle, Davis, McNulte and Drown parcels. Two of the Drown parcel's (APN 5-030-40, -41) are farmed in conjunction with other contiguous orchards also owned by the Drowns, totalling approximately 120 acres.

The fourth location is in the southwest corner of the Study Area bordered by Lambert Road, Vista Oceano, and Lillie Avenue, just east of the "White Hole" property, and totals approximately 40 acres (APNs 005-210-55, -56). This area is currently cultivated with lemon



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orchards and possesses Class IV soils. These two parcels are part of a larger contiguous orchard area known as Edgewood Estates, which was reviewed in 80-EIR-30. Since individual lots in the Edgewood Estates project have been sold, a substantial portion of the orchards have been removed and replaced with horse ranchette operations.

Although all of the soils found on the agricultural lands in the Summerland Study Area are classified as non-prime by the SCS, the County of Santa Barbara's Comprehensive Plan has Policies which protect existing agricultural uses whether the on-site soils are classified as prime or non-prime.

2. Development Potential Under the Community Plan

Table 2 below indicates community statistics at the time of Community Plan adoption, and the development potential (i.e., build-out) in each land use category under the Community Plan.

Table 2
Build-out Statistics

	Existing Community Statistics	Additional Potential Buildout Under Community Plan
Commercial Space	84,413 s.f.	41,000 - 71,080 s.f.
Industrial Space	54,600 s.f.	~ 55,000 s.f.
Residences (not including commercial zone)	500 units	179 units
Residences in Commercial Zones	50 units	48 units
"White Hole"	0 units	40 units

The general location of the buildout discussed above is illustrated in Figures 7 (Residential Buildout Map) and 8 (Commercial Buildout Map). The level of future development in Summerland is chiefly controlled by the following actions contained in the Community Plan:

Commercial Zone

Change the designation from C-H (Highway Commercial) and C-2 (Retail Commercial) to C-1 (Limited Commercial). This designation allows all existing land uses to remain as allowed land uses, as well as permitting residential units as an allowed use rather than requiring a conditional use permit for this use as was previously the case. At the same time, a split-level Floor-to-Area Ratio (FAR) was established for the commercial zone. The FAR was set at 0.29 for commercial-only development and 0.35 for mixed use (i.e. up to 49% residential and at least 51% commercial).

FIGURE 7

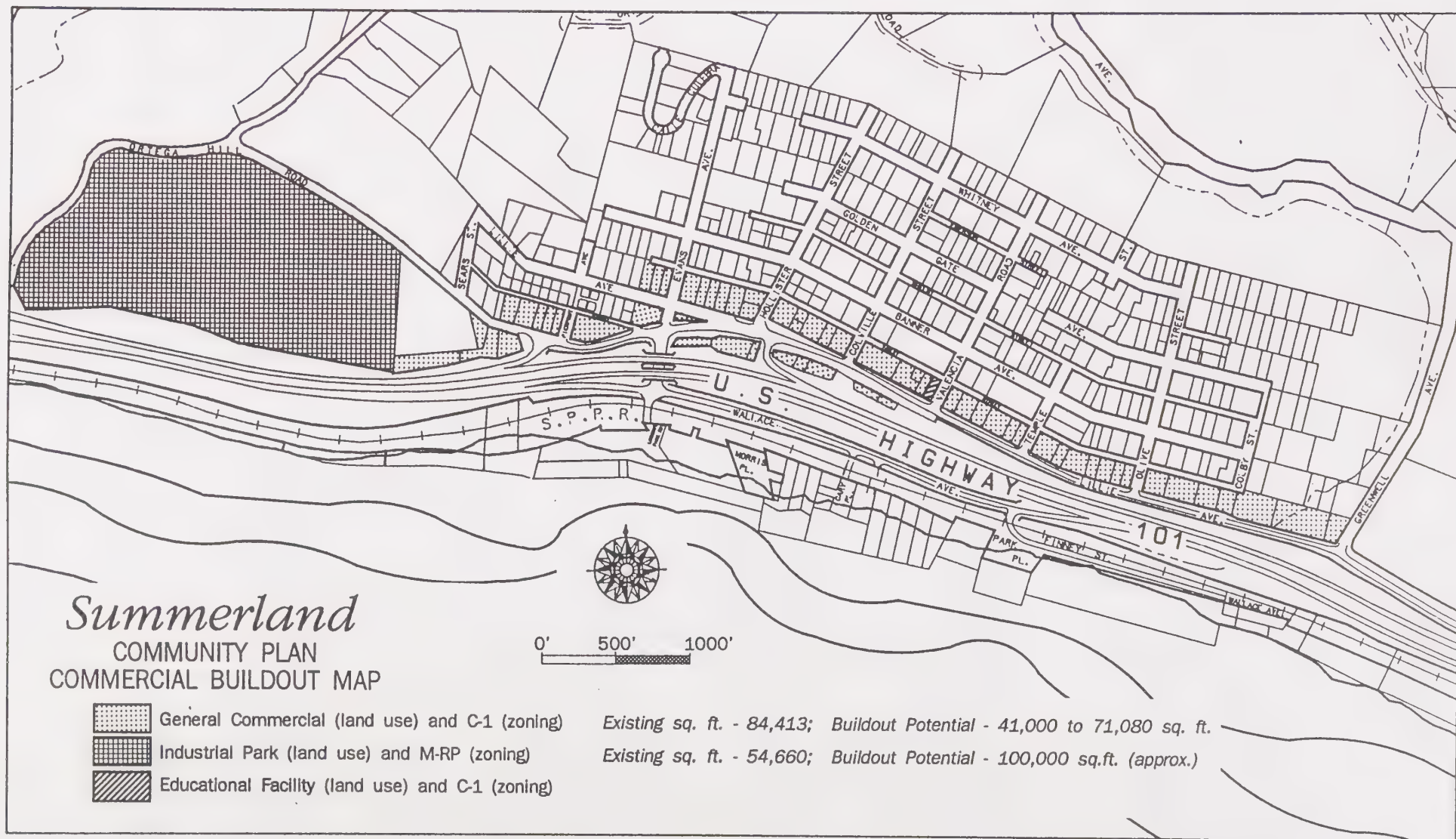


FIGURE 8

SUMMERLAND COMMUNITY PLAN

Jostens

The Plan retains the existing MRP zoning on the Josten's property. It also calls for the placement of a "Proposed Public/Private Park" overlay on the property, which identifies the parcel as a priority site for public acquisition if funds become available. In addition, the Plan also requires that additional expansion of the Jostens facility be limited to the identified "Building Envelope" and one-story in height. If public funds become available to purchase the property, public use shall have the highest priority with residential use as the second highest priority.

Nieman Property

The Plan change the land use designation from AG-I-10 (agriculture, 10 acre minimum parcel size) to Res. 1.8 (residential, 1.8 units an acre). The Plan also identifies this site as a priority site for the proposed affordable housing overlay which will require a higher-than-25% provision of affordable units.

White Hole

On Areas B & D, a land use designation of RR-5 (rural residential, 5 acre minimum parcel size) is established. This designation allows for a combined total of up to ten residences on these parcels. On Area C, a DR (design residential) designation is established, allowing a maximum of up to 30 residences to be developed on this parcel.

Agriculture

Consistent with the constraints on agricultural parcels in Summerland (steep slopes, limited water, etc.), the Plan rezoned the large agricultural parcels from AG-I-10 to AG-I-20 to help preserve agricultural resources and operations.

Please see Figures 10a and 10b for changes to Land Use and Zoning and please see Figures 12 and 13 for final Community Plan Land Use and Zoning Maps.

3. Policies and Actions

The following policies and actions have been developed to carry out the actions described above which will reduce the community's growth potential, encourage neighborhood serving commercial uses, promote mixed use and provide for the phasing of new growth as resources become available.

GOAL: Balance the Community Growth Rate and Build Out Potential with Available Resources and Services

SUMMERLAND COMMUNITY PLAN

A. LAND USE

1. Areawide

Objective LU-S: As new resources and services become available, while preserving existing and future agricultural resources, up to a maximum of the following shall be allowed:

- a. 257 new dwelling units;*
- b. up to 72,000 square feet of additional commercial area; and*
- c. ~55,000 square feet of industrial area.*

- Policy LU-S-1:** All new development in the Summerland Community Plan area shall be consistent with the goals and policies of this plan.
- Policy LU-S-2:** The Urban/Rural Boundary around the Summerland community shall separate principally urban land uses and those which are rural and/or agricultural in nature.
- Action LU-S-2.1:** Amend the current Urban/Rural Boundary line at the east and west ends of Summerland as depicted in Figure 9 (Urban/Rural Boundary Map). [accomplished with adoption of the Plan]
- Policy LU-S-3:** Future growth and development shall occur only as resources and services become available and in a manner which minimizes construction related impacts on the community.
- Action LU-S-3.1:** The County shall encourage the Summerland Water District to develop a phasing plan to pace the issuance of new water permits to avoid a "building boom" once new resources and services are available.
- Policy LU-S-4:** If the existing road yard use ceases on the County's Greenwell Avenue Road Yard #6 parcel, the property shall be rezoned to Recreation and the following uses shall be considered the highest priority for the site, in keeping with the Recreation zone district:
- a.** Parking to provide access to local trails
 - b.** Indoor recreations use of existing structures
 - c.** Outdoor recreational use.

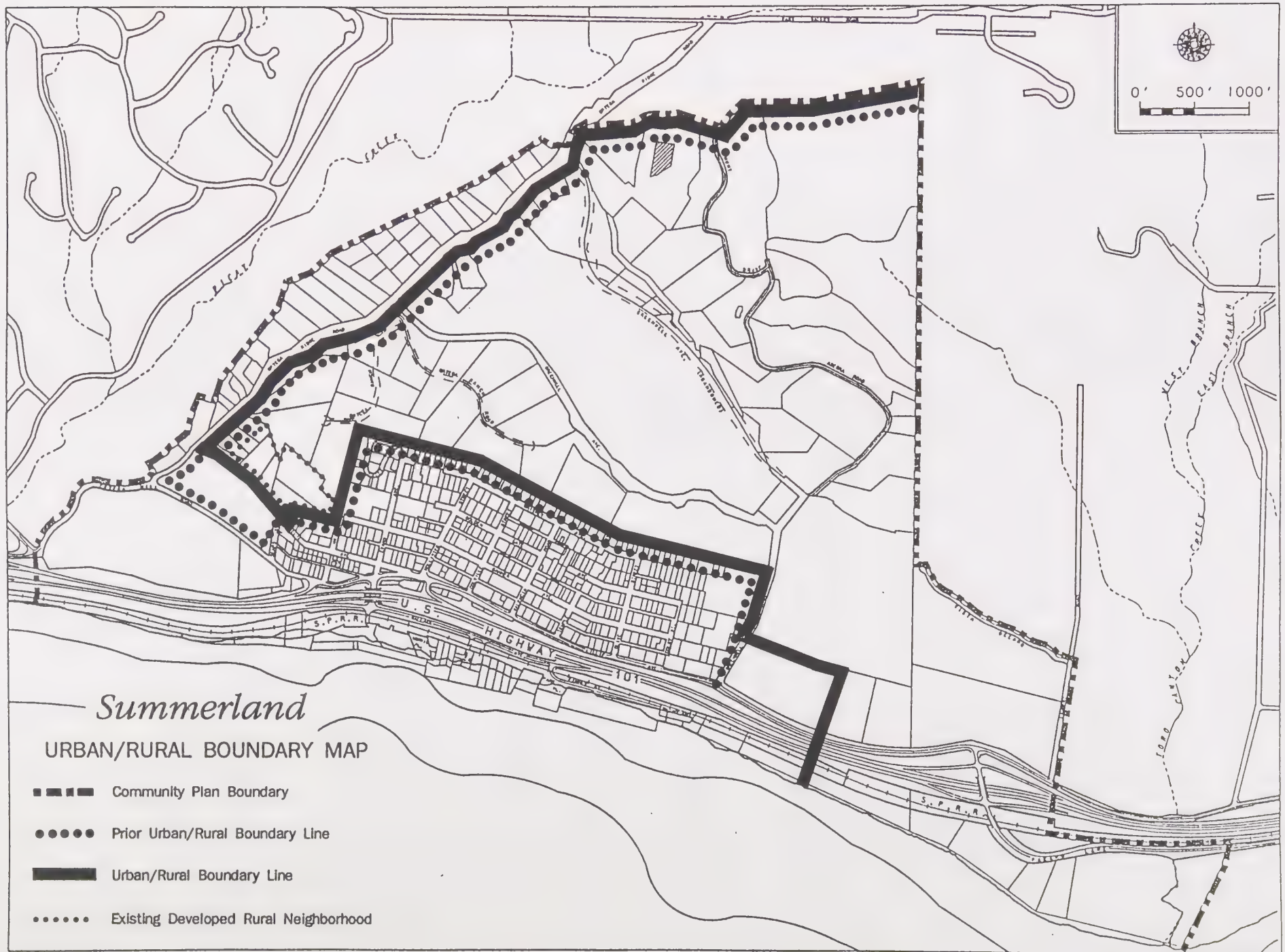


FIGURE 9

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2. Agriculture

- Policy LUA-S-1:** Existing land designated for agriculture shall be preserved for agricultural use.
- Action LUA-S-1.1:** As part of Phase II of the Agriculture Element, the County should prepare a agricultural protection program that utilizes such land use planning tools as transfer of development rights, purchase of development rights or conservation easements, and farmland trusts.
- Action LUA-S-1.2:** As a possible means of preserving agriculture in Summerland, the County should research the concept of Agricultural Planned Development and prepare a draft ordinance for consideration by the Planning Commission and Board of Supervisors.
- Action LUA-S-1.3:** Amend the Local Coastal Plan designations for Assessor's parcels 005-030-40, 005-030-41, 005-080-17, 005-210-55, and 005-210-56 from A-I-10 to A-I-20 and change the zoning on these parcels from AG-I-10 to AG-I-20. [accomplished with the adoption of the Plan]
- Policy LUA-S-2:** New development adjacent to agriculturally zoned property shall include buffers to protect the viability of agricultural operations adjacent to the community.
- Action LUA-S-2.1:** All new homes in residential zones shall be setback a minimum of 50 feet from the property line of adjacent agriculturally-zoned parcels.
- Action LUA-S-2.2:** All new development in residential zones adjacent to agriculturally-zoned land shall include a six foot high fence on the property line abutting the agricultural zone.
- Action LUA-S-2.3:** All new development in residential zones shall include dense screen plantings of shrubs and trees on the border adjacent to agriculturally-zoned land. The species, location and maintenance of these trees and shrubs shall be compatible with the adjacent agricultural operations.

3. Commercial

- Policy LUC-S-1:** New commercial development along Lillie Avenue shall be compatible with surrounding residential uses (scale and character, noise, odor, traffic, safety, hazardous material storage, use, etc.). Development shall offer a range of neighborhood serving uses including a limited number of residences.

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Action LUC-S-1.1: Establish Floor Area Ratio (FAR) limits for new development on commercially zoned property which will result in a total additional buildout of approximately 72,000 additional square feet (but no more than 95,000 square feet if all commercial parcels include a residential component). [accomplished with the adoption of the Plan]

Action LUC-S-1.2: Establish a C-1 Limited Commercial Zone District for all commercially zoned properties. This shall be implemented as follows:

- a. Change the Local Coastal Plan Designation on all existing Highway Commercial designated parcels to General Commercial. Concurrently, rezone all existing C-2 and CH-zoned parcels to C-1.
- b. Amend Article II of the County Zoning Ordinance to establish a C-1 Zone District which encourages neighborhood serving uses and includes the following:
 - 1) Only such uses normally permitted in the Article II C-2 zone district such as retail, offices, and automobile service stations. Amusement enterprises, new and used automobile and machinery sales, and any uses which are found to store or handle hazardous chemicals in quantities sufficient to require a Business Plan shall be prohibited.
 - 2) Encourage mixed residential/commercial uses by allowing secondary residential uses as a permitted use rather than by Major CUP. [accomplished with adoption of the Plan]

4. Residential

Objective LUR-S: Considering community-wide resource constraints, retain existing affordable stock and encourage the development of the maximum number of housing units during the next ten years to meet the needs of the community's low and moderate income households, consistent with the County's Housing Element.

Policy LUR S-1: Residential development shall accommodate the need for all types of housing and shall also recognize the narrowness of streets, steep slopes, limited resources and other constraints to development.

Action LUR-S-1.1: The County shall amend Articles II and III to reflect the requirement that the minimum lot size needed for a duplex is 10,000 square feet.

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- Action LUR-S-1.2:** Amend the Coastal Plan Designations for these areas from Residential 12.3 maximum number of units/acre and 30/acre to Residential 4.6/acre and require a 5,000 square foot lot size minimum per unit in the existing 7-R-2 areas shown in Figure 7 (Proposed Zone Districts Amendments Map). [accomplished with the adoption of the Plan]
- Action LUR-S-1.3:** Change the Residential 4.6 units per acre Coastal Plan Designation at the west end of Lillie Avenue and the west end of Banner to Residential 3.3 units per acre. [accomplished with adoption of the Plan]
- Action LUR-S-1.4:** Change the zoning on Assessor's parcel 005-122-50 from C-2 to 10-R-2 to match the zoning on parcel 005-122-49 so that the entire parcel owned by the Davids is under one zone district. [accomplished with the adoption of the Plan]
- Policy LUR-S-2:** **Amend the Local Coastal Plan Designation on the Nieman Parcel (APN 005-110-02) from A-1-10 to Res. 1.8, and rezone it from AG-1-10 to Design Residential 2.**
- Action LUR-S-2.1:** A maximum total of up to twenty (20) dwelling units may be provided on the parcel. Of these, a maximum total of up to four (4) one- to two-acre lots may be provided on the northern and western portion of the parcel which shall be developed with single family homes consistent with the requirements of the 1-E-1 zone district of Article II (Section 35-71). The remaining sixteen (16) dwelling units may be provided in the middle portion of the parcel and shall be clustered to maximize open space and avoid constrained areas.
- Action LUR-S-2.2:** Due to topographic and drainage constraints, the southeastern two to three acres should be kept in open space or used to provide recreational opportunities.
- Action LUR-S-2.3:** All structural development shall be set back at least 40 feet from the center line of the private lane which runs along the north edge of the property.
- Action LUR-S-2.4:** Access to the four one- to two-acre lots shall be off Ortega Ridge Road. Access to the sixteen clustered units shall be located in such a manner as to minimize environmental impacts and impacts to neighboring residents.
- Action LUR-S-2.5:** If access to the clustered units is to occur from Sears Avenue, improvements to the line-of-sight along Ortega Hill Road where Sears enters must be made.

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5. *Josten's Property (APN 5-110-01)*

Policy LU-S-J-1: The following standards apply to 28 acres currently identified as the Jostens Property, APN 5-110-01:

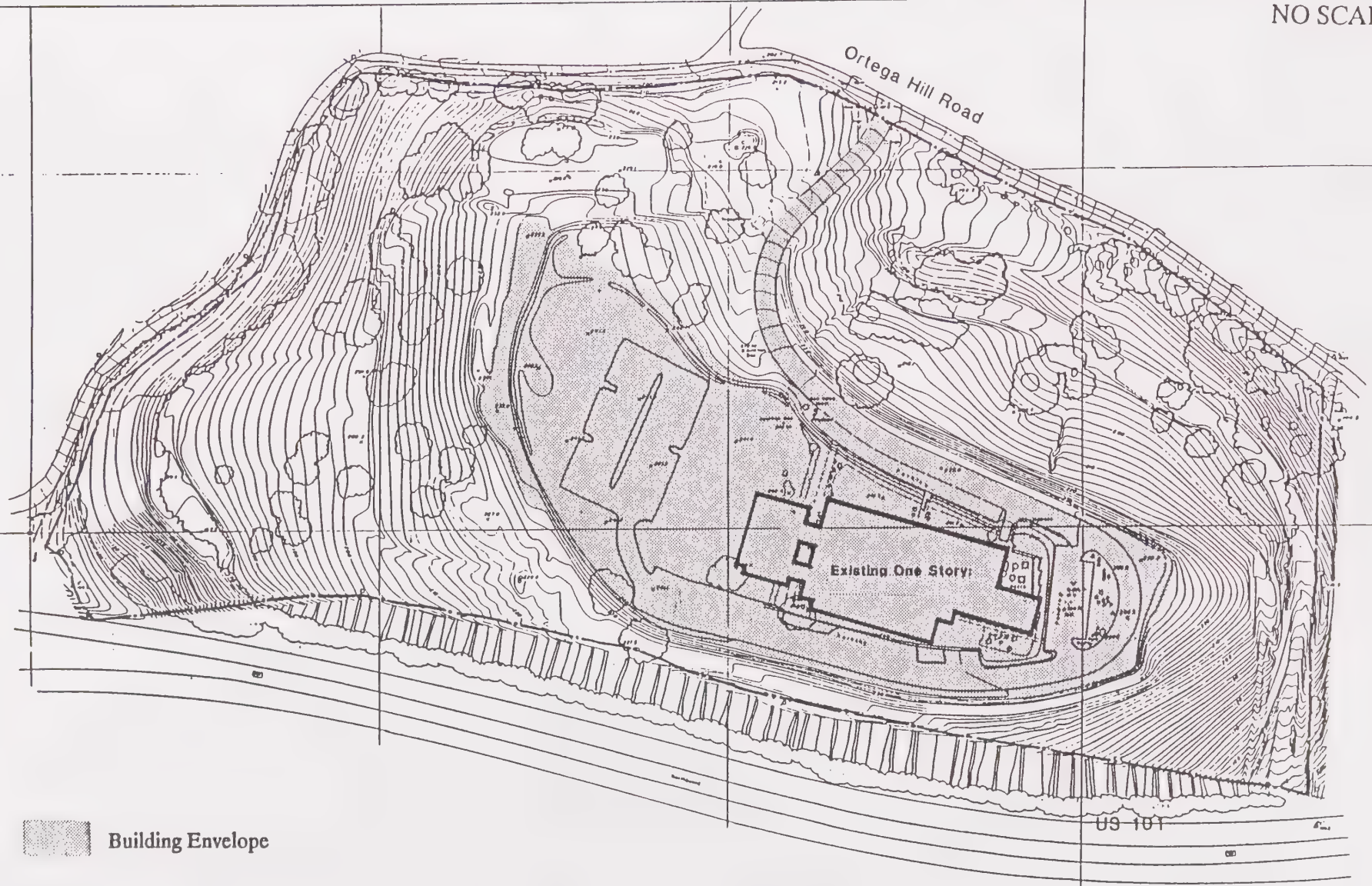
- a. Due to visual, archaeological, biological and traffic constraints on the site, any expansion or addition shall be limited to the "Potentially Developable" area depicted in Figure 10 (Area A Site Plan) of the Community Plan, all new and modifications to existing buildings on Area A shall be limited to one story and 16 feet in height, and
- b. A "Proposed Public or Private Park/Recreational Facility" overlay shall be placed upon the Josten's parcel as part of this Community Plan. If the MRP use ceases, the first priority for Area A (Josten's property) is for public open space. If public or other funds are available, Area A should be acquired for permanent public open space and recreational use. The second priority for Area A is Residential, with limited public recreational use of the property.

6. *"White Hole" (APN 5-210-01, -36, and -46)*

a. Areas B and D only:

Policy LU-S-WH-1a: The zoning for Areas B and D (APNs 005-210-01 and -36) shall be Residential Ranchette 5, one unit per 5 gross acres with a total combined maximum density of up to 10 residential units with a site design overlay. The designated land use shall be Rural Residential 0.2.

Action LU-S-WH-1a.1: Up to a maximum of three of the units may be built in the Knoll area as identified in Figure 11 (White Hole Knoll/Trails Map).



AREA A SITE PLAN MAP 

FIGURE 10

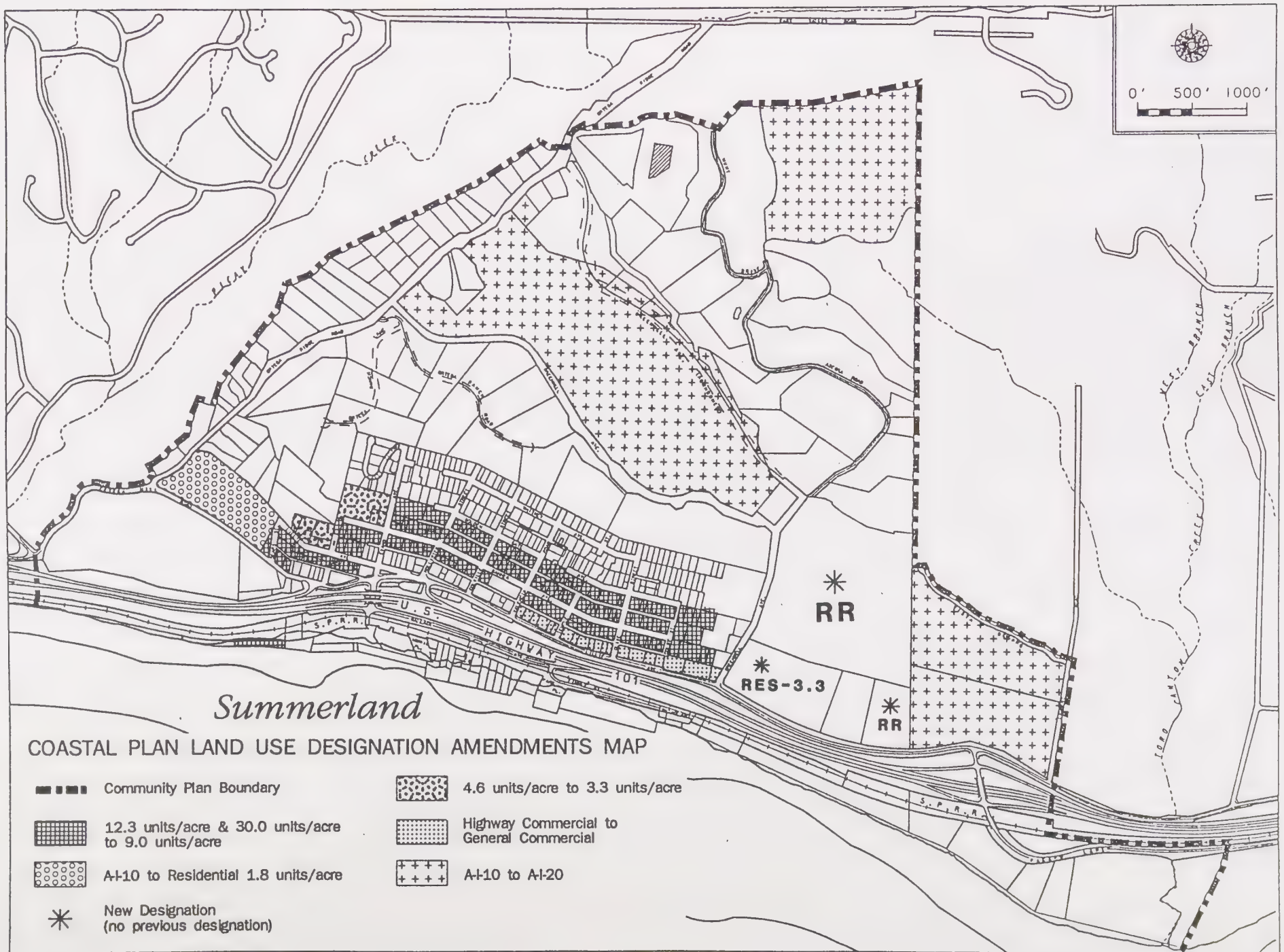


FIGURE 10A

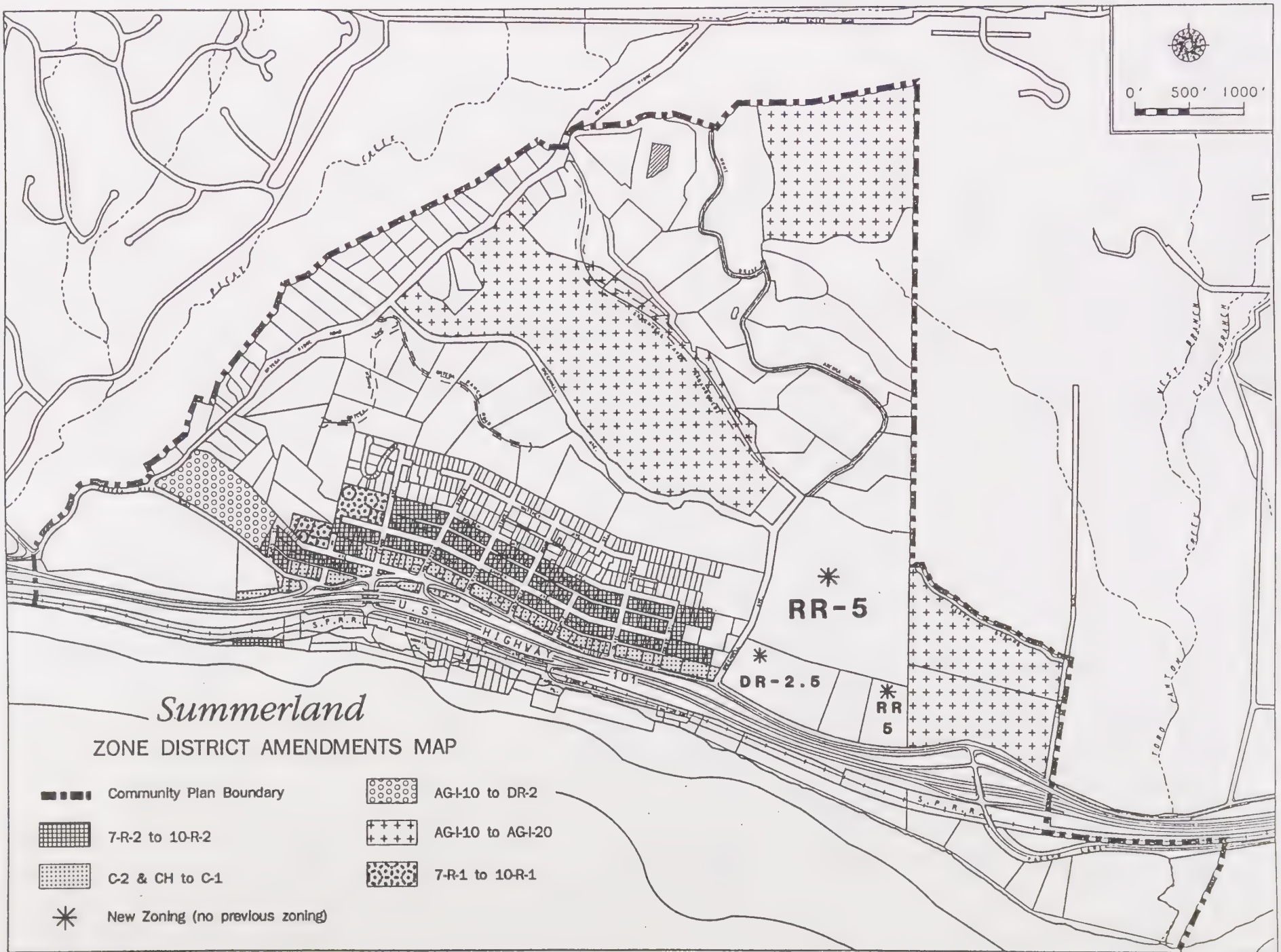


FIGURE 10B

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- Action LU-S-WH-1a.2:** If homes are proposed to be located in the Knoll Area as identified in Figure 11 (White Hole Knoll/Trails Map), they shall not have accessory structures which interfere with or impede public views across the Knoll, and they shall only be located along the eastern boundary of the Knoll Area. No accessory structure shall be located within primary public viewing corridors and significant gaps shall be maintained on the Knoll Area between the proposed homes.
- Action LU-S-WH-1a.3:** The portion of the Knoll Area encircled by the 270-foot existing-grade contour as depicted in Figure 11 (White Hole Knoll/Trails Map) may be lowered no more than two feet.
- Action LU-S-WH-1a.4:** Any residential structure built at or above the existing 260-foot elevation as depicted in Figure 11 (White Hole Knoll/Trails Map) shall be set back, on the southerly and westerly sides, a minimum of 125 feet from the 260-foot contour.
- Action LU-S-WH-1a.5:** In general, size, height and bulk limitations for structures constructed on the Knoll shall be determined by the Coastal Zoning Ordinance, the Summerland BAR Guidelines and the policies of this Plan. In addition, the following limitation shall apply to development on the Knoll Area as shown in Figure 11 (White Hole Knoll/Trails Map):
- a. Maximum height shall be no more than sixteen feet to the highest ridge.
 - b. The average plate height of exterior walls shall not exceed nine feet.
- Action LU-S-WH-1a.6:** Any application for discretionary approval to construct residences and associated structures in the Knoll Area shall be accompanied by a Landscaping Plan. This Plan shall provide for the following:
- a. Visual impacts of development in the Knoll Area shall be mitigated to the maximum extent feasible through the use of landscaping.
 - b. Landscaping within 100 feet of the residences and associated physical structures in the Knoll Area may be of conventional design and employ conventional plant materials. Any landscaping beyond this 100 foot radius shall consist mainly of drought-tolerant, primarily native species.

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- c. The Landscaping Plan shall provide for removal from the Knoll Area plant species not associated with the Coastal Sage Scrub plant community and their replacement with appropriate native plant species.

Action LU-S-WH-1a.7: Public access to and utilization of the Knoll Area shall be provided for as follows. There shall be three public resting and view enjoyment areas (hereafter, "public areas") in the Knoll Area. These public areas shall be located substantially as depicted in Figure 11 (White Hole Knoll/Trails Map).

Easements for the public area, together with easements for the trails providing public access to and between the public areas, shall be dedicated to the County of Santa Barbara as a condition of granting subdivision approval.

Detailed plans for the construction of the public areas and trails shall be prepared by the developer with input from the Summerland Citizen's Association and the Montecito Trails Foundation and shall incorporate their recommendations to the greatest extent feasible. These plans shall be reviewed and approved by the County Parks Department and Resource Management Department at the time of subdivision approval.

The costs of initially constructing the public areas and trails shall be borne by the developer. Trails and public areas shall be constructed concurrently with or prior to development on the site. Once the public areas and trails are constructed and granted as easements, the County Parks Department shall maintain them and accept liability for them.

The developer shall minimize to the greatest degree possible conflicts between development and trails and public areas.

Action LU-S-WH-1a.8: Each of the three public areas as depicted in Figure 11 (White Hole Knoll/Trails Map) shall meet the following criteria:

- a. each area shall be of a size sufficient to provide rustic seating areas for pedestrian and equestrian users;
- b. each area shall include vegetative screening that shall visually separate the public area from nearby residences

SUMMERLAND COMMUNITY PLAN

and this vegetative screen shall be a mix of native plants that do not grow higher than five feet;

- c. all structures shall be set back 125 feet from any trails connecting public areas #1 and #2. Setbacks shall be a minimum of 100 feet from the trail leading from public area #2 to area #3. Setbacks from trails leading from public area #3 to the northern boundary of the property should be sufficient to ensure the privacy and protection of the trails; and
- d. all driveways and roadways shall be set back a minimum of 50 feet from public areas and trails.

Specifics for each public area are as follows:

Area #1. This area shall be located on the 260-foot contour line and shall provide views to the south, east and west including views from Sand Point to Hammonds Beach.

Area #2. This area shall be located on the northeast edge of the 260-foot contour and shall provide views to the southwest, west, north and northeast including views of Rincon Mountain and the city of Santa Barbara.

Area #3. This area shall be located on the northernmost edge of the 240-foot contour and shall provide views to the west, north and east including the south coast and adjacent ocean areas toward Anacapa Island and the westerly mountains.

Action LU-S-WH-1a.9:

Public trails providing access to the public areas shall be provided as substantially shown in Figure 11 (White Hole Knoll/ Trails Map). The trail providing access between public areas #1 and #2 shall be located along the 260-foot contour line and the trail connecting areas #2 and #3 shall be direct and generally follow contour lines as substantially as shown in Figure 11. These trails shall be built to design standards acceptable to the County Parks Department and shall plan for use by both pedestrians and horses.

The limits of all trails to and between the public areas may be delineated by vegetative barriers not to exceed five feet in height and designed so as to not block public views from the trails. Fencing shall not be utilized to delineate trails. However, where necessary, unobtrusive fencing of 4 feet or less

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in height, which does not obstruct public views, may be constructed within the 125-foot setback from trails.

All structures, with the exception of fences, shall have a minimum 125-foot setback from all trails except as identified in Action LU-S-WH-1a.8.

Action LU-S-WH-1a.10: Prior to submittal of a site plan for Areas B and D, Architectural Guidelines shall be developed which address architectural compatibility within the site and encourage an overall low profile design which minimizes visual impacts.

Action LU-S-WH-1a.11: New development proposed for Areas B and D shall include building envelopes which are located to minimize grading and impacts to public views; new homes within these envelopes shall be of an appropriate size to achieve these goals.

b. Area C Only:

Policy LU-S-WH-1b: The zoning for Area C (APN 005-210-46) shall be Design Residential 2.5, two and a half units per gross acre with a total maximum density of up to 30 residential units. The designated land use shall be Residential 3.3.

Action LU-S-WH-1b.1: To help retain the rural sense of this parcel, setbacks from the southern and western property lines shall be no less than 150 feet. In addition, all structural development or grading shall be located at or below the 140-foot contour line except where it can be demonstrated that intrusions of structures above this contour results in an overall decrease in adverse aesthetic impacts of the project. In no case shall development be allowed to exceed the 150-foot contour line. No development shall occur in the "Constrained Area" as identified in Figure 11 (White Hole Knoll/Trails Map) with the exception of the access road.

Action LU-S-WH-1b.2: All structures and landscaping shall be presented so as to preserve view corridors across Area C. View corridors which shall be protected include views of the Knoll on Area B, the mountains as seen from Via Real across the eastern portion of

SUMMERLAND COMMUNITY PLAN

Area C, and the mountains as viewed from Via Real to the western edge of Area C.

Action LU-S-WH-1b.3: Buffer areas fronting Via Real and Greenwell Avenue shall be landscaped in a way which preserves view corridors across Area C. Landscaping shall not create a "wall" effect from the outside while at the same time screening the development on site to the greatest degree possible. Landscaping on the interior portion of the site should appear natural and emphasize native vegetation; buffer areas should contain primarily native vegetation.

Action LU-S-WH-1b.4: All structures shall be designed to harmonize with the existing residential character of Summerland. Building massing and design shall help create the impression of smaller, detached cottages and duplexes, with a mix of one- and two-story elements, without large, multi-unit, unbroken massed structures.

Building forms shall be clustered to preserve generous areas of open space and to create and enhance view corridors across the property to the Knoll and the mountains. Buildings shall be sited in such a manner as to minimize the amount of roadways and driveways and shall emphasize a "walking community" layout.

All structures shall be sited, designed and oriented to minimize intrusion into the skyline, preserve view corridors of the face of the Knoll area and preserve the rural character of the site.

Action LU-S-WH-1b.5: Access to Area C shall be from both Greenwell Avenue and Via Real. Access from Via Real shall be located as far to the east as possible while still minimizing grading impacts and maintaining the rural nature of the entryway and site. Both access drives shall be designed and landscaped to minimize visual impacts to the surrounding area.

Action LU-S-WH-1b.6: A public hiking and equestrian trail shall be provided by the developer as a condition of project approval. A trail shall be located consistent with Figure 11 (White Hole Knoll/Trails Map) along the northern portion of the property within the 150-foot setback and shall come in from the west and link up with the trail on Area B which leads up to the Knoll. Project design shall provide adequate access to the trail for project residents

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from the eastern and western portions of the site. The developer shall minimize to the greatest degree possible conflicts between development and the trails. Easements for the trail shall be dedicated to the County of Santa Barbara as a condition of granting subdivision approval.

Detailed plans for the construction of the trails shall be prepared by the developer in cooperation with the Summerland Citizen's Association and the Montecito Trails Foundation. These plans shall be reviewed and approved by the County Parks Department and Resource Management Department at the time of subdivision approval.

The costs of initially constructing the trails shall be borne by the developer. Trails shall be constructed concurrently with or prior to development on the site. Once the trails are constructed and granted as easements, the County Parks Department shall maintain them and accept liability for them.

Action LU-S-WH-1b.7: A rural walkway (in lieu of a sidewalk) shall be provided within the southern buffer of the parcel. This walkway shall be set back a minimum of 25 feet from the edge of Via Real.

c. Areas B, C and D

Policy LU-S-WH-2: New development on the "White Hole" shall provide a harmonious and coordinated appearance with the surrounding area and be compatible with the existing community.

Action LU-S-WH-2.1: All new development on Areas B, C and D shall comply with the following objectives. Prior to approval of any development, the County BAR shall make the following findings:

- a. The development will have a compatible approach to signing, color, street furniture, lighting, landscaping, building height, color and style;
- b. The development will present a harmonious massing of structures;
- c. The development will maximize open space and view corridors;
- d. The development will provide for the integration of natural open space and the built environment; and

SUMMERLAND COMMUNITY PLAN

- e. The development will provide for the preservation of rural residential and agricultural character of the area.

Action LU-S-WH-2.2: Landscape materials shall include predominately native and low water using species. Landscaping of public open space areas shall allow for view enhancement and passive recreational use. A unified rural design shall be used for all landscaping, walls and fences and shall be approved by the Board of Architectural Review.

Action LU-S-WH-2.3: Ample setbacks shall be provided from the street and from adjoining property lines to create a spacious rural setting and to provide an adequate buffer from sensitive habitat areas and agricultural uses to the east.

Policy LU-S-WH-3: **Public and private land uses on the "White Hole" properties shall be sited and designed in a manner that respects natural features and limits environmental impacts.**

Action LU-S-WH-3.1: In order to minimize grading on slopes greater than 20%, no grading or development shall occur on those areas shown in Figure 11 (White Hole Knoll/Trails Map) as "Constrained" except that access to Area B from Via Real and Area C from Greenwell would necessitate crossing small areas outside of the designated buildable area.

Action LU-S-WH-3.2: For any development on slopes of 20-30%, a geologic investigation which addresses slopes and soil/geology hazards must be conducted. The conclusions of that investigation will be used by decision-makers in considering the proposed development.




Action LU-S-WH-3.3: The individual dwelling units shall be designed to minimize grading and major land form alterations. Excessive grading to achieve views is not allowed. Grading of individual building pads access roads, and other earth disturbances shall not be done until the development has received BAR approval and all the necessary permits for the grading work have been issued.

Action LU-S-WH-3.4: Public off-street parking, which may be located on Areas B, C, or D, shall be sensitively designed and well landscaped to screen these areas from Via Real and Highway 101 and the community above.

Summerland AREA B KNOLL AREA MAP

-  Knoll Area
-  Public Area #s 1-3
-  Trail

SLOPES

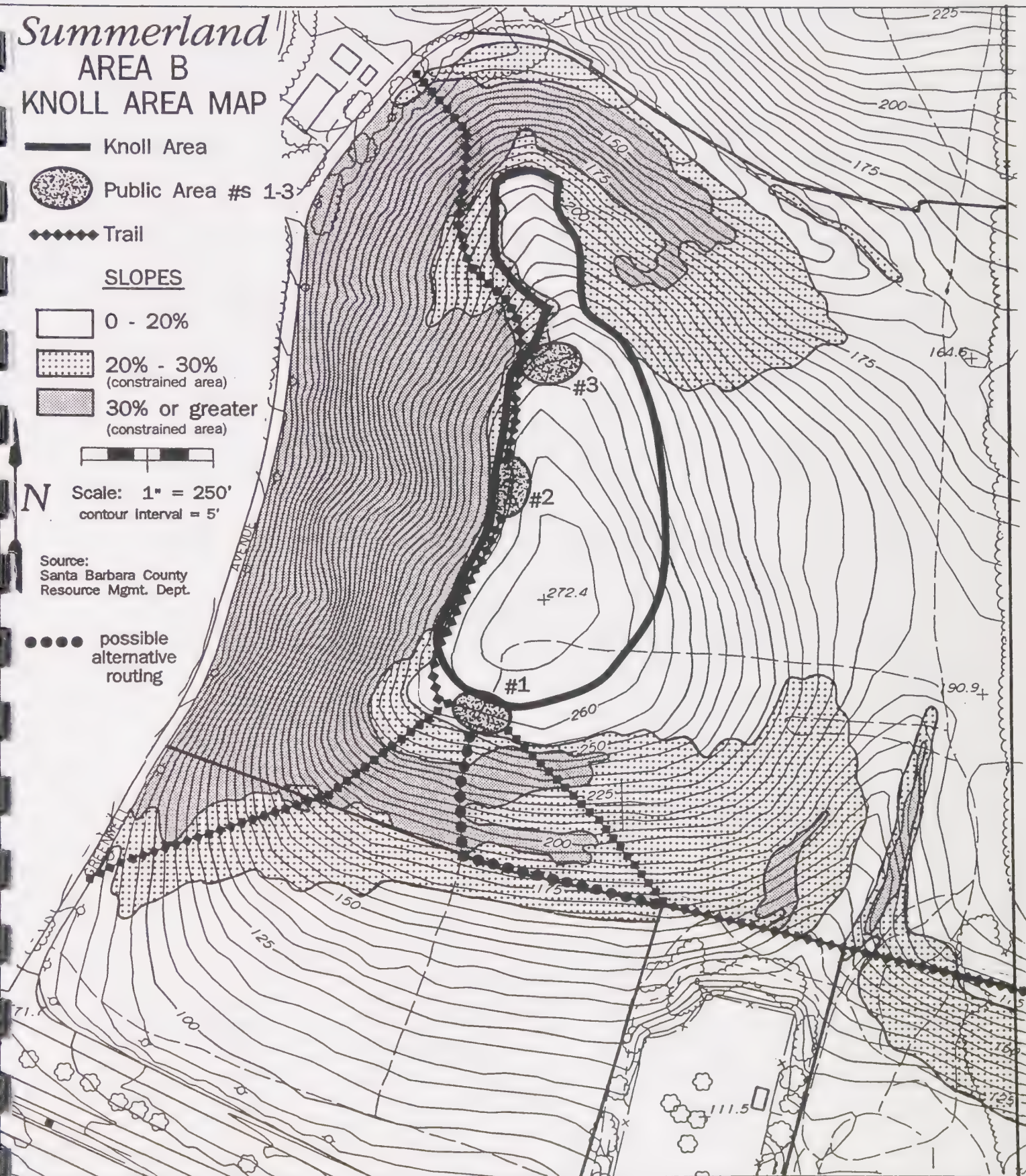
-  0 - 20%
-  20% - 30%
(constrained area)
-  30% or greater
(constrained area)



N Scale: 1" = 250'
contour interval = 5'

Source:
Santa Barbara County
Resource Mgmt. Dept.

-  possible
alternative
routing



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Policy LU-S-WH-4: The preservation of natural contours, drainage patterns, existing trees, native vegetation and natural features shall be given priority in street layout and design of the "White Hole."

Action LU-S-WH-4.1: Precise alignment and design of local streets on Areas B, C and D shall be established during the Development Plan process, however, the following standards shall be followed:

- a. Private streets are preferred to public streets. These streets should be minimal in size and rural in design; and
- b. Access points to Areas B, C and D from public roads shall be minimized.

Policy LU-S-WH-5: Significant open space areas and public access shall be provided on the "White Hole" properties in order to: avoid specific environmental constraints, preserve views of the property, preserve hiking and equestrian trails and to mitigate the potential for development impacts on the site.

Action LU-S-WH-5.1: Development rights to the "Constrained" areas as shown in Figure 11 (White Hole Knoll/Trails Map) shall be dedicated as part of the discretionary approval process to the County of Santa Barbara and/or may also be dedicated to an applicable non-profit entity, and shall remain in open space and be insured as such by conditions of approval. A gap shall be allowed in the "Constrained" area shown on Figure 12 which will allow access to Area B through Area D off Via Real and to Area C off Greenwell. All areas designated as "Constrained" on Figure 11 shall remain natural and undeveloped except for the following:

- a. Pedestrian/equestrian trails, benches and scenic lookout points
- b. Small scattered areas of landscaping (intent: primarily native landscaping)
- c. In general, fences shall not be allowed along property lines, fences shall only be allowed to delineate public vs. private areas and immediately surrounding the residence and its associated private yard; and
- d. Small directional/informational signs

Action LU-S-WH-5.2: The following criteria shall be used in the design of public trails within the White Hole areas:

- a. Trails shall accommodate pedestrians and equestrians;

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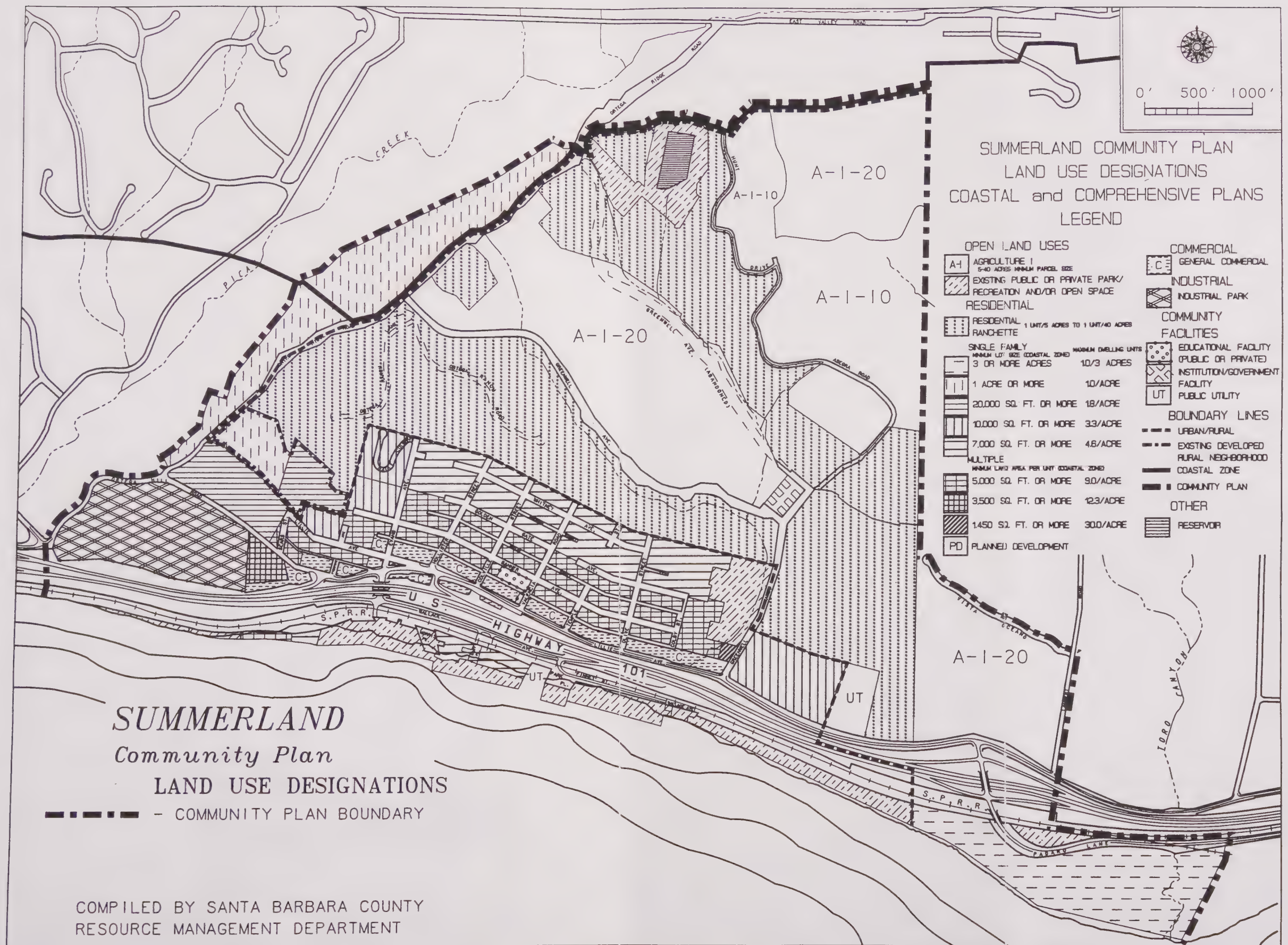
- b. Trails shall be a minimum of four feet wide and a maximum of ten feet wide.;
- c. Trails shall be made of dirt, decomposed granite, or other unpaved and un-oiled surface;
- d. Trail heads shall be located at public access areas along Via Real and/or Greenwell Avenue;
- e. Signs shall be provided which indicate that vehicular use of the trails is prohibited and physical obstacles to motor vehicles shall be installed; and
- f. Consistent with Chapter 26 of the County Code, no structures or landscaping shall be placed within trail easement without specific approval by the County of Santa Barbara. Low growing native grasses may be acceptable for planting within the easement.

Policy LU-S-WH-6: Safety measures shall be provided to minimize the potential for risk of upset and public safety impacts within the "White Hole" properties.

Action LU-S-WH-6.1: As part of subsequent review of any proposed development on the White Hole properties, a study shall be prepared, if needed, by a professional acceptable to RMD and EHS with experience in the field of electro-magnetic field exposure. However, prior to determining the scope and need for such a study, EHS and RMD shall consider applicable new information (Federal, State and local) pertinent to EMF and health effects. The study should include a compilation of existing data on exposure to electro magnetic fields, potential human health effects, and recommended design modifications or standards for any proposed development on the White Hole as well as projected measurements based on future expansion of the sub-station. Recommendations of this study and any additional recommendations by EHS shall be incorporated into the project design, including setbacks, density reductions, construction design, etc. This study shall be completed as part of the Development Plan process for Areas B, C, and D.

Policy LU-S-WH-7: Appropriate native street trees which will improve the habitats along Greenwell Avenue and Via Real shall be provided.

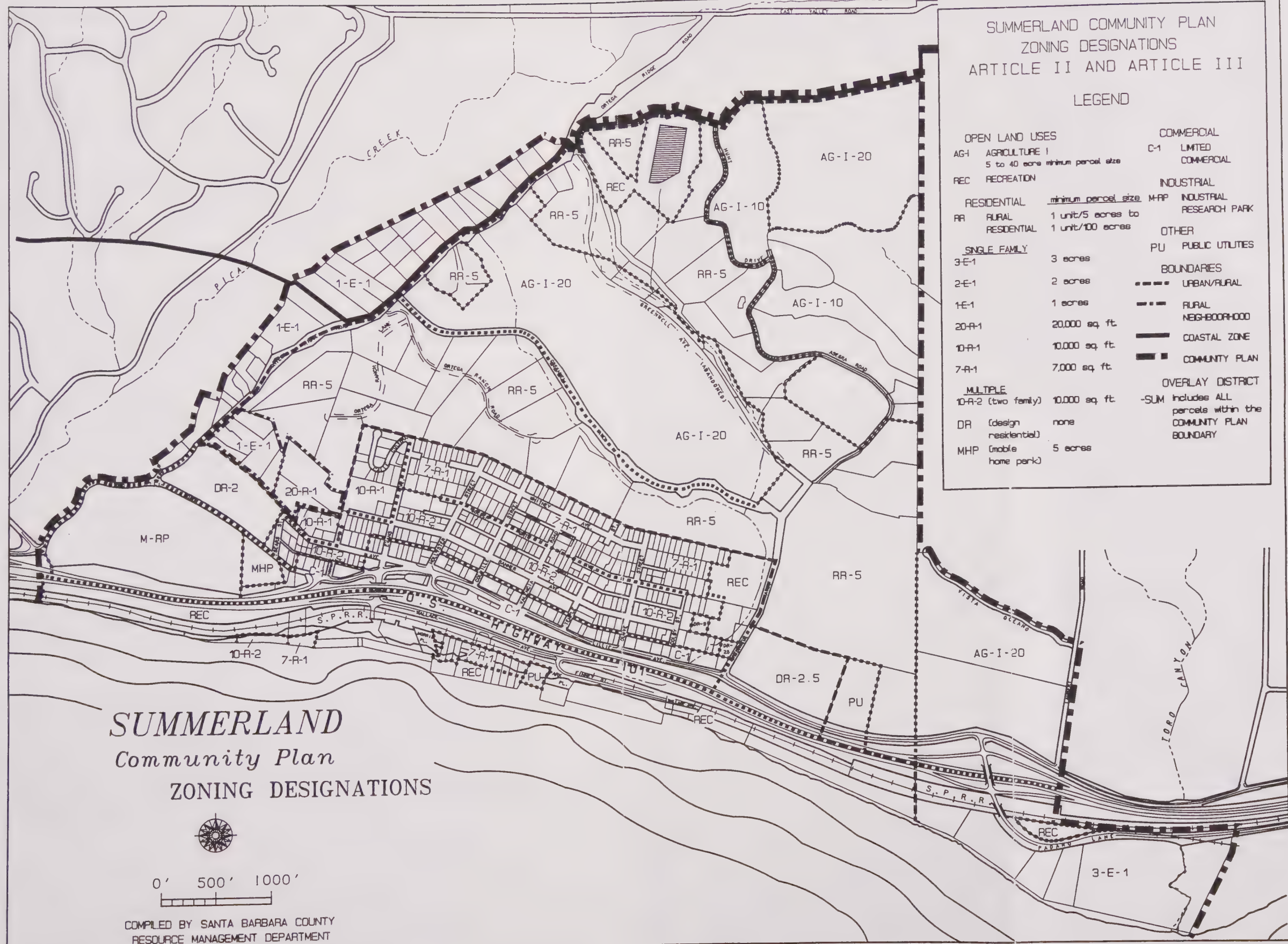
Action LU-S-WH-7.1: A street tree planting program that emphasizes natives shall be developed by the applicant during the Final Development Plan process and shall be approved by the County BAR.



SUMMERLAND COMMUNITY PLAN ZONING DESIGNATIONS ARTICLE II AND ARTICLE III

LEGEND

OPEN LAND USES		COMMERCIAL	
AG-I	AGRICULTURE I 5 to 40 acre minimum parcel size	C-1	LIMITED COMMERCIAL
REC	RECREATION	INDUSTRIAL	
RESIDENTIAL		M-RP	INDUSTRIAL RESEARCH PARK
RR	RURAL	OTHER	
	RESIDENTIAL	PU	PUBLIC UTILITIES
<u>SINGLE FAMILY</u>		BOUNDARIES	
3-E-1	3 acres	---	URBAN/RURAL
2-E-1	2 acres	---	RURAL NEIGHBORHOOD
1-E-1	1 acre	---	COASTAL ZONE
20-R-1	20,000 sq. ft.	---	COMMUNITY PLAN
10-R-1	10,000 sq. ft.	OVERLAY DISTRICT	
7-R-1	7,000 sq. ft.	-SUM	Includes ALL parcels within the COMMUNITY PLAN BOUNDARY
<u>MULTIPLE</u>			
10-R-2 (two family)	10,000 sq. ft.		
DR	(design residential)		
MHP	(mobile home park)		



SUMMERLAND Community Plan ZONING DESIGNATIONS

0' 500' 1000'

COMPILED BY SANTA BARBARA COUNTY
RESOURCE MANAGEMENT DEPARTMENT

Figure 13

SUMMERLAND COMMUNITY PLAN



B. HOUSING

1. Existing Conditions and Issues

The County's Housing Element provides a plan to alleviate housing problems for all economic segments of the community. The County's Coastal Plan also includes an analysis of housing issues and policies for the protection and provision of low and moderate-income housing in the coastal area. Existing Housing Element policies mandate the production and preservation of affordable housing.

Summerland is included in the South Coast Housing Market Area which is analyzed in the Housing Element. According to this Element, rental housing costs within the South Coast Area are high when compared to Fair Market rents established by the U.S. Department of Housing and Urban Development. This results in a hardship for persons with fixed or lower incomes who are in need of decent affordable housing.

Government Code Section 65584 requires each local jurisdiction to address their share of regional housing needs. The regional share allocation process provides a basis for all jurisdictions to share equitably in meeting the County's housing needs. The purpose of the regional share is to ensure that each jurisdiction takes responsibility for providing housing for all income levels and to ensure that the provision of lower income housing is not shifted to another jurisdiction.

The fair share housing goals for a particular area represents the amount of affordable housing which could be provided under ideal conditions. However, many communities face constraints which impede achievement of the affordable housing goal. In recognition of such constraints, lower objectives may be established for particular areas. These objectives are considered to be feasible and realistic given the quantity of new affordable housing which can be built. Summerland's fair share objective for affordable housing is calculated to be approximately 52 units for low and moderate-income housing over the next ten years (through 2002). This calculation will be reevaluated as part of the Housing Element Update scheduled for completion by July of 1992.

The Land Use Plan of this Community Plan has incorporated strategies to reduce the residential growth potential within the community due to existing constraints. The major action which will affect housing involves the rezoning of approximately 150 parcels from 7-R-2 to 10-R-2. This action will result in the reduction of the total residential buildout of the community from 246 units under existing zoning down to 162 units with the recommended zoning. As little affordable housing has been constructed in the R-2 zone, this zone change will have little affect on the future provision of affordable housing, but it will affect the overall future housing supply.

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Additionally, it should be kept in mind that the Land Use Plan will allow up to an additional 72,000 square feet of commercial development. This new development is anticipated to include a mix of visitor serving and neighborhood commercial uses. This new commercial development will have an associated employee housing demand that must be mitigated in this Housing Plan, because the majority of the jobs will not be high paying.

The community perceives that Summerland already provides a large share of affordable housing to serve the region, however this is a perception shared by virtually every area of the County. The demographic information obtained in the 1990 census show that every area of the county has substantial un-met need, including Summerland. The un-met housing need is incorporated into the fair-share allocation process, which produces the affordable housing goals and objectives for each area of the County. The community has also expressed sentiment that to encourage additional affordable units through incentives such as density bonuses or reductions in development standards are not appropriate in this community due to existing circulation, parking, drainage, and steep slope constraints. Therefore, this Housing Plan has been designed to encourage the retention of existing affordable housing, and to allow new housing in the commercial zones along Lillie Avenue.

Advisory Committee statement

The Summerland Advisory Committee drafted up the following statement to express their concerns with the proposal for increasing density on certain parcels to accommodate a higher percentage of affordable units.

Summerland is a community that was subdivided over 100 years ago with mostly 1 500 square foot lots intended as tent sites. The town was already densely built out when the Summerland Community Plan process began in 1988 thus the opportunity to remedy many of the community's existing problems and meet today's standard is gone.

Summerland has numerous physical constraints to development which has resulted in its designation as a Special Problems Area. This designation necessitates additional discretionary review of projects to address existing physical constraints including steep slopes poor soil and geologic conditions flooding and drainage problems traffic congestion and parking deficiencies. Resource constraints are also of concern particularly water. Many of the remaining parcels that are undeveloped or underdeveloped that theoretically could support some affordable housing are the most constrained parcels of all.

The Summerland community recognized these problems and initiated the preparation of a Community Plan over three years ago. A major goal of that Plan is to reduce residential buildout and its attendant problems. Existing physical and resource constraints are important considerations in the Plan as is providing affordable housing. After much discussion we have come to the conclusion that given Summerland's history and existing density coupled with its existing physical and resource constraints we do not believe that it is appropriate to increase density to provide affordable housing in this community.

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2. Policies and Actions

The following policies and actions have been formulated to encourage (and mandate) the production and preservation of affordable housing opportunity while providing for a limited increase in the overall residential housing supply.

Policy H-S-1: **Remove and/or legalize "illegal" residential units to reduce attendant water, safety, traffic and parking impacts.**

Action H-S-1.1: The County shall continue to enforce and, if feasible, expand the efforts to remove and/or legalize "illegal" residential units.

Policy H-S-2: **Consistent with Housing Element policies, the County shall actively encourage the provision of affordable housing in the community of Summerland, particularly secondary residential uses in the C-1 zone, a mix of affordable units on certain residential parcels and where individual applicants seek approval of such projects.**

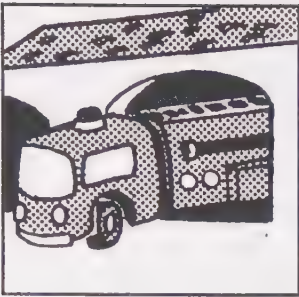
Action H-S-2.1: The Resource Management Department and other County Departments shall provide fast track processing to projects which provide a greater percentage of affordable units than the standard 25% inclusionary requirement.

Action H-S-2.2: The County shall consider delays in payment of fees, use of in-lieu or other funds and other appropriate methods for encouraging the provision of affordable housing.

Policy H-S-3: **If the Housing Element is amended to allow the County to increase the requirement for affordable housing to greater than 25% of the proposed units, the County shall revisit the Careaga and Nieman sites (APNs 005-210-46 and 005-110-02) as priority candidates for this increased affordable housing requirement.**

SUMMERLAND COMMUNITY PLAN

III. PUBLIC FACILITIES AND SERVICES SUPER ELEMENT



A. FIRE PROTECTION

1. Existing Conditions and Issues

The Summerland Community is serviced by the Carpinteria-Summerland Fire Protection District. The District extends from Santa Barbara-Ventura County line in the east, to Montecito in the west, and maintains two stations. One station is located within Summerland on Lillie Avenue. The other is within the City of Carpinteria on Walnut Avenue. The Summerland station operates with three firefighters and one engine as well as one reserve unit manned with back up personnel. The Carpinteria Station operates with three dispatchers on 24 hour call, three firefighters, one chief, and one engine. The Summerland Station receives assistance from both the Carpinteria and Montecito Stations. In addition, the District has nine reserve firefighters who respond to calls other than first alarm calls.

The paramedic resources servicing the Summerland Community are provided through a contract by the County of Santa Barbara with Mobile Life Support, a private company. They respond from their Coast Village Road station. All of the firefighters in the Summerland area have Emergency Medical Technical Training (EMT-1) and provide first response medical services.

Summerland currently has an adequate water distribution system for fire suppression purposes. The fire flows in the area are sufficient and a majority of the fire hydrants have been recently replaced. However, fire equipment access is problematic due to the narrow nature of the streets, the steep slopes, and the close proximity of structures to one another. As development continues in the area, the widening of one-way streets, where feasible, may be necessary.

In addition, there are specific High Fire Hazard areas within the Summerland community as indicated by the Fire District. The arrangement of the wooden homes on hillsides creates the potential for a large and serious fire. The brush and grass areas to the east and north of the 2500 block of Whitney Avenue as well as the northern hillside of Whitney Avenue and the southern hillside of Greenwell Avenue are fire hazard areas. The Fire District has

SUMMERLAND COMMUNITY PLAN

also indicated that as the parcels in this area are developed, the use of fire resistant plantings and/or orchards would reduce the potential for uncontrolled wildland fires. The District would also like to see a County Ordinance requiring sprinkler systems in residential structures, as well as encouragement of retrofitting of existing structures with sprinkler systems in order to reduce fire hazards.

It has been estimated that the current equipment and level of manpower are adequate and would be able to handle emergency responses of the current population and build-out within the Summerland Study Area. It should be noted that as the community grows, congestion on Lillie Avenue will also grow, thereby making it increasingly more difficult for the fire engines to maneuver. Consequently, the District is in search of a new site in a less congested and more centrally located area of the community which would provide more efficient fire protection services to the Study Area.³

³

Claude Welch, Carpinteria-Summerland Fire Protection District, written correspondence, January 1989.

SUMMERLAND COMMUNITY PLAN



B. PARKS, RECREATION, AND TRAILS/OPEN SPACE

1. Existing Conditions and Issues

The public park and recreation facilities located in the Summerland Community Plan Area are shown on Figure 15 (PRT Map) and include the following:

1. Lookout Beach Park
2. Loon Point Beach
3. Greenwell Avenue Park (though undeveloped at this time, this vacant, approximately 5 acre property has been declared suitable for park purposes and management by the Board of Supervisors)
4. Wallace Avenue beach access and parking
5. 1.54 miles of existing off-road trails and 1.67 miles of on-road trails

The general parks and recreation demand level equation employed by the County is 4.7 acres of parks per 1,000 population. Currently, the Study Area's park land/population ratio is well within the County's criteria.⁴ However, the vast majority of the community's park land is located south of the freeway and the overwhelming majority of the residences are north of the freeway. Therefore, the community would benefit from additional park areas north of the freeway.

The County's criteria is used to support the mitigation fee policies and ordinances associated with park and recreational resources, as well as to ensure that park lands remain available with additional development. The funds for park maintenance and expansion come from various sources: Oil Royalties, SB959 Oil Grants, Coastal Resource Enhancement Fund, Quimby Fees, Development Mitigation Fees, State Grants, Federal Grants, Coastal Conservancy Grants, and County General Fund Monies. The Quimby Ordinance does allow the dedication of park land in lieu of fees for a new project. In cases such as Subdivision Maps with 50 or more units, the County may require land dedication for park purposes.

The Summerland community is included in the Parks and Recreation Trails Area Map PRT-2. This trail map is adopted as a part of the Recreation Section of the County's Comprehensive Plan. The County Local Coastal Plan also outlines specific recreation related goals for the Summerland Community. Currently, these goals have been, in general, fulfilled.

⁴

Santa Barbara County Park Department, Jonathan Dohm, written correspondence, January 24, 1989.

SUMMERLAND COMMUNITY PLAN

2. Policies and Actions

In general, the current level of parkland in the Summerland community is above County standards. However, future growth in Summerland will create an increased demand for recreational resources. The following policies and strategies are intended to enhance the present and future need for outdoor and indoor recreation resources for both Summerland residents and visitors. The State Coastal Conservancy has prepared schematic plans for some beach access enhancement projects. These plans are illustrated in Appendix D and should be referenced when considering some of the following strategies.

- Policy PRT-S-1:** **Diverse outdoor recreational opportunities shall be pursued to enhance Summerland’s recreational resources and to ensure that current and future recreational needs are met for both residents and visitors.**
- Action PRT-S-1.1:** The County shall collaborate with the community and the Carpinteria School District and other interested parties to develop new and/or upgrade existing school facilities at the vacant school site above Valencia Avenue for use as a children’s playground and play fields.
- Action PRT-S-1.2:** As funds become available to purchase private land or the County prepares to widen the road onto public land, the County shall pursue the provision of roadside turnouts for scenic lookouts as shown in Figure 14 (Scenic Vistas).
- Action PRT-S-1.3:** To increase public recreational opportunities, when funding is available, the County shall pursue any option to obtain parcels of land, or portions thereof, with open space, visual, or recreational resource potential as shown in Figure 14 (Scenic Vistas/Priority Lands) that become available. If purchased, the parcels should be used for public open space or for public recreation.
- Action PRT-S-1.4:** The County shall consider a freeway overpass or underpass in the vicinity of Greenwell Avenue as a high priority as an alternative beach access route. If funds are available, a second freeway crossing in the center of the community would also be desired.
- Action PRT-S-1.5:** Amend the Local Coastal Plan to add a new overlay designation entitled "Proposed Public or Private Park/Recreational Facility" as is currently found in the Land Use Element. [accomplished with the adoption of the Plan]

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Action PRT-S-1.6: A "Proposed Public or Private Park/Recreational Facility" overlay shall be placed upon the Josten's property, the White Hole properties and the Nieman property. This overlay shall in not impede the private development of these parcels. [accomplished with the adoption of the Plan]

Policy PRT-S-2: In compliance with applicable legal requirements, all opportunities for public recreational trails within those general corridors adopted by the Board of Supervisors as part of the Parks, Recreation and Trails (PRT) maps of the County Comprehensive Plan (and this Community Plan) shall be protected, preserved and provided for during and upon the approval of any development, subdivision and/or permit requiring any discretionary review or approval.

Action PRT-S-2.1: The County shall actively pursue acquisition of interconnecting useable public trails within such designated corridors through negotiation with property owners for purchase, through exchange for surplus County property as available, from time to time; or through acceptance of gifts and other voluntary dedications of easements.

Action PRT-S-2.2: When funding becomes available, the County shall design a program which provides for phasing and the setting of priorities for the acquisition and/or development of each trail identified in Figure 15 (PRT Map). The County shall pursue protection of such recreational trails network and expansion to meet goals of this plan to achieve desirable additional recreational and open space through:

- a. Expansion of the County Capital Improvement Plan for acquisition of additional recreational and trail properties;
- b. Pursuit and protection of title to properties that are in the public domain through past use of development; and
- c. Acquisition of desirable property and/or property necessary to expand such trails networks; to provide key interconnections; and to meet the most pressing public demands, through negotiated acquisition and/or acquisition through eminent domain proceedings, as approved, from time to time, by the County Board of Supervisors.

In developing the trail system, the County shall make the following provisions:

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- a. Provide appropriate trail signage at all major trail heads and signs or markers on public recreational trails in Summerland; and
- b. Provide for the maintenance of the trail system in Summerland.

Action PRT-S-2.3: Designated trail corridors shall be kept clear from encroachment by new uses or development, to the extend reasonably feasible.

Action PRT-S-2.4: Recreational and trails resources shall be protected for future use, by conditions upon all development which may directly affect the designated trail corridors, to require a permanent dedication of useable public trails through such trail corridors.

Policy PRT-S-3: New trails shall be limited to non-motorized vehicle use. Trails should be designed to keep hikers, equestrians and bikes on the cleared pathways, and shall be designed to minimize impacts to any sensitive habitat area.

Policy PRT-S-4: Indoor recreational facilities shall be provided to benefit the Summerland community.

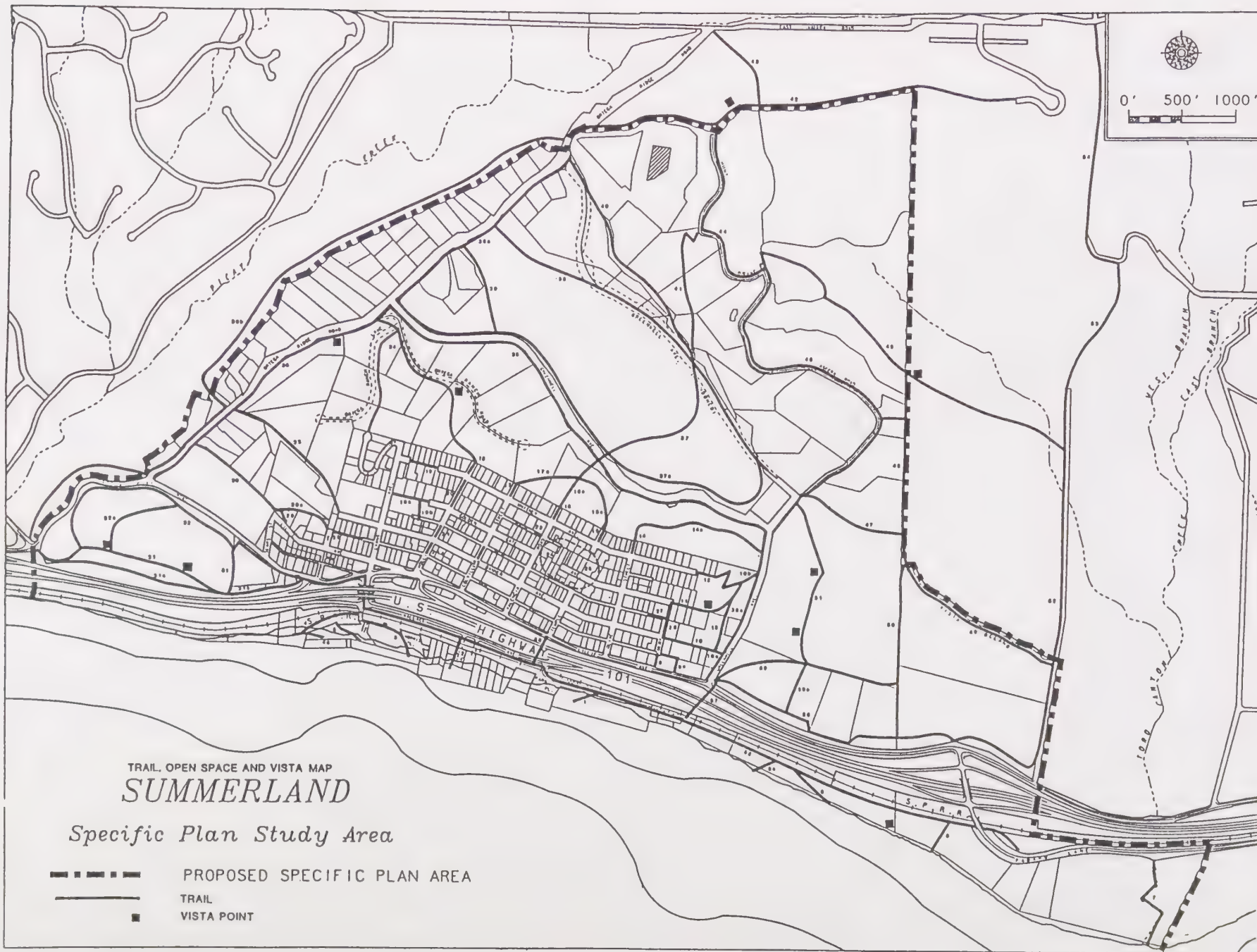
Action PRT-S-4.1: The County shall assist the community of Summerland in developing a Community Center if an appropriate site is found and the funds are available. The Community Center shall include, but is not limited to:

- a. Space for indoor meeting and classroom facilities.
- b. Indoor space for activities such as arts and crafts, ping pong, etc.
- c. A small amount of outdoor space for uses such as a playground.

Policy PRT-S-5: New development shall not adversely impact existing recreational facilities and uses.

Action PRT-S-5.1: In approving new development, the County shall make a finding that the development will not adversely impact existing recreational facilities and uses.

Policy PRT-S-6: Future use of "Greenwell Park" (the County owned parcels to the west of Greenwell Avenue) shall be low intensity, passive use.



TRAILS and OPEN SPACE INDEX

9/8/81 Draft

- | N ^o | Name |
|----------------|------------------------------------------|
| 1 | Wallace Ave beach ramp |
| 2 | Cary Place |
| 3 | Lookout Park horse trail |
| 4 | Lookout Park seawall |
| 4a | Lookout Park seawall, trail to beach |
| 5 | Lookout Park beach ramp |
| 6 | Loon Point |
| 7 | Toro Canyon Creek |
| 8 | Beach access from bluff |
| 8a | Additional beach access |
| 9 | Coby St. to Lilia Av. |
| 9a | Varley St. to Lilia Av. |
| 10 | Banner Av. to Greenwell Park |
| 10a | Greenwell Park connector over creek |
| 10b | Greenwell Park connector |
| 11 | Golden Gate Av. to Greenwell Park |
| 12 | Whitney Av. to Greenwell Park |
| 13 | Greenwell Park |
| 14 | Olive St. |
| 14a | Olive St. extension |
| 15 | Temple St. |
| 15a | Temple St. extension |
| 16 | Valencia Rd. |
| 16a | Valencia Rd. extension |
| 17 | Coville St. |
| 17a | Coville St. extension |
| 18 | Holister St. to Ortega Ranch |
| 19 | Whitney Av. to Evans Av. |
| 19a | Golden Gate to Evans Av. |
| 19b | Shelby St. to Evans Av. |
| 20 | Holister St./Whitney to Golden Gate |
| 21 | Holister St./Shelby to Banner |
| 21a | Holister St./Banner to Varley |
| 22 | Coville St./Shelby to Banner |
| 23 | Emerson St. stairway |
| 24 | Golden Gate to Valencia Replacement |
| 25 | Temple St. replacement/Whitney to Shelby |
| 26 | Coby St. |
| 27 | Shelby St. |
| 28 | Varley St. to Pierpoint |
| 29 | Lilia Ave. to trail 30 |
| 30 | Ortega Ridge Rd. to Lilia Ave. trail |
| 30a | Trail 30 to Pierpoint |
| 31 | Josten's bike/hike path |
| 31a | Cal-Texas alternate |
| 32 | Josten's bike/hike path |
| 32a | Josten's vista trail |
| 33 | Banner to Ortega Ridge |
| 34 | Calle Culebra to Ortega Ranch |
| 35 | Greenwell Ave./Ortega Ridge to Road 1 |
| 35a | Greenwell Ave./Road Yd. to Lilia Ave |
| 36 | Ortega Ridge Rd. lower |
| 36a | Ortega Ridge Rd. upper |
| 36b | Ortega Ridge hillside (Ketchikan trail) |
| 37 | Greenwell Av. to Ames trail |
| 37a | Greenwell Av. to Ames trail/sg. alt |
| 38 | Old Greenwell Av. |
| 39 | Barranca trail |
| 40 | Old Edison Rd. |
| 41 | James Ames trail |
| 42 | East Valley ridge |
| 43 | East Valley ridge to East Valley Rd |
| 44 | Hunt Dr. |
| 45 | Cameron property trail |
| 46 | Ayres Rd. |
| 47 | Vista Oceano to Greenwell Ave |
| 48 | Vista Oceano north |
| 49 | Vista Oceano |
| 50 | Vista Oceano to Via Real |
| 51 | Serena property |
| 52 | Lambert Rd. |
| 53 | Lambert Rd. to East Valley Rd. (lower) |
| 54 | Lambert Rd. to East Valley Rd. (upper) |
| 55 | Wallace Ave. bike path |
| 56 | Via Real |
| 57 | Beach access over/under freeway (E) |
| 58 | Beach access over/under freeway (M) |
| 59 | Careaga trail |
| 59a | Careaga trail/alternate |

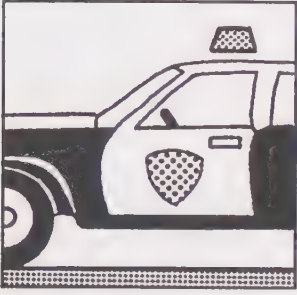
F Indicates possible future trail
O Indicates open space

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Policy OS-S-1: Public open space shall be provided and maintained in Summerland.

Action OS-S-1.1: The County should include Summerland in a Countywide Open Space District or a benefit assessment district should be established for the Summerland Community Plan area which would provide an ongoing funding base for things such as open space preservation and maintenance.

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C. POLICE PROTECTION

1. Existing Conditions and Issues

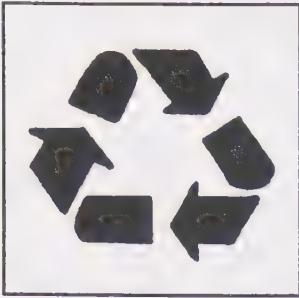
The California Highway Patrol provides traffic control and accident investigation services within Summerland. All other police protection services within the Study Area are provided by the Santa Barbara County Sheriff's Department.

Currently, there is one deputy sheriff for every 1,200 citizens which is considered acceptable according to the Sheriff's Department.⁵ However, when growth occurs, it would be necessary to expand the services available to the County as a whole, possibly adding another patrol to the Summerland area. At this time the Sheriff's Department provides two patrols south of the City of Santa Barbara, one of which is in the Summerland Study Area.

⁵

Donald McCormick, Assistant Sheriff, personal communication, January 1989.

SUMMERLAND COMMUNITY PLAN



D. RESOURCE RECOVERY

1. Existing Conditions and Issues

The citizens of Summerland have expressed a desire for implementing a resource recovery program in the community. A small recycling center was recently opened on Lillie Avenue. The following policy and strategy will provide for a larger recycling center that will conveniently serve the community.

2. Policies and Actions

Policy RRC-S-1: Opportunities for community wide resource recovery and conservation shall be provided.

Action RRC-S-1.1: The Summerland Citizen's Association, with assistance from the County, shall study the establishment of a larger recycling center within the community in an area with public accessibility, such as the Fire Station or future community center site.

Action RRC-S-1.2: The County shall encourage and enhance opportunities for energy conservation, including:

- a. Additional conservation techniques in new construction beyond that required by state or local regulation;
- b. Inclusion of solar water heaters;
- c. Provision of energy efficient street lighting;
- d. Landscaping to shade buildings;
- e. Maintenance and expansion of trail system in Summerland and the surrounding area; and
- f. Inclusion of a striped bikeway and sidewalks for new roadway projects, in order to provide a safe route for these zero-emission transportation alternatives.

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E. SCHOOLS

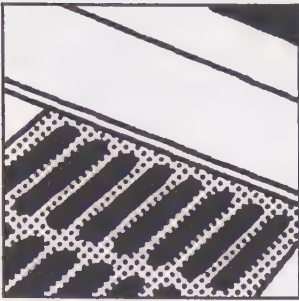
1. Existing Conditions and Issues

The community of Summerland is served by the Carpinteria Unified School District which provides one elementary school within the bounds of the Summerland Planning Area. The School District also owns a parcel of land in Summerland which it may utilize at a future date for relocation of the existing school.

2. Policies and Actions

Policy SCH-S-1: **If the Summerland School is to be relocated, the County shall assist in whatever capacity it can to facilitate the move.**

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F. SEWER AND STORM-DRAINAGE SYSTEMS

1. Existing Conditions and Issues

Sewer and Wastewater Facilities

The Summerland Study Area's current sewer services are provided by the Summerland County Sanitation District (SCSD). The District is located entirely within the Study Area, however the northeast corner of the study area is not served by the District. The demand currently experienced by the SCSD treatment plant is 0.186 million gallons per day (MGD). The capacity of the plant is 0.2 MGD and therefore the plant has an excess capacity of only 0.014 MGD. It should be noted, that due to the presence of soils which have extreme limitations for sewage effluent disposal in the northern Community Plan area, all future development in the Specific Plan area should be anticipated to utilize public sewer. The District is looking to expand the capacity of the plant to 0.25 MGD in the near future, for which funds have been set aside. The District currently provides tertiary treatment for sewage and is also currently installing sludge processing. Improvements and additions to mains will be made as part of the conditions of approval for various projects in the community.

Drainage

The Summerland Community Plan area is divided into two separate drainages, each with different natural characteristics and drainage systems: 1) the rural drainage area and 2) the urban drainage area. The "rural" drainage area encompasses the northern portion of the Study Area and is characterized by moderately steep slopes with natural vegetation or agricultural uses such as orchards. Run-off within the rural area is generally limited, due to the widespread existence of natural groundcover which allows infiltration. Storm run-off in this area is principally drained by the creek that runs along Greenwell Avenue, while Toro Canyon Creek drains the easterly portion of the rural drainage area. There are no man-made drainage facilities (i.e., storm drain systems) in the rural area.

The second drainage area in Summerland is the "urban" drainage area. This area encompasses the residentially and commercially developed portions of Summerland. Drainage within this urban area appears originally to have been provided by two steep natural coastal arroyos. Currently, there are only limited storm drain facilities existing in this area, and the above-referenced arroyos have been truncated by the U.S. Highway 101 and Southern Pacific Railroad facilities. A storm drain runs along Evans Avenue, and various cross streets have culverts which carry water under the roadway. This limited system delivers

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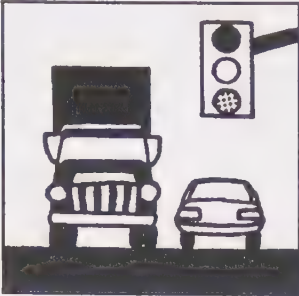
water into the drainage network associated with Highway 101, which is designed to convey water beneath U.S. Highway 101 for disposal into coastal areas. SBCFCD officials have indicated a desire for the development of a Master Drainage Plan for the Summerland area which provides for major storm drains on all the north/south streets and smaller laterals on the cross streets.

2. Policies and Actions

The intent of the following policy is to limit the expansion of public infrastructure outside of the Urban Area to prevent, to the greatest degree possible, urban sprawl and the conversion of agricultural lands to urban uses.

Policy SD-S-1: **The County shall actively discourage any extension of sewer lines east of the white hole properties in order to minimize potential growth inducement and subsequent agricultural impacts in the Edgewood Estates area.**

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G. TRAFFIC, CIRCULATION AND PARKING

1. Existing Conditions and Issues

A. DESCRIPTION OF EXISTING ROADWAY NETWORK

The Summerland Community Plan Area is served by a street network which includes a State Highway, County two-lane major roads, collector streets and local streets (see Figure 16, Street Network/Traffic Volumes). The State Highway is U.S. Highway 101, a four-lane freeway in the southern portion of the Study Area. East Valley Road (State Route 192), is a two-lane major road which serves Summerland from the north although it is not located in the Study Area. Lillie Avenue is also a major road which provides primary access to the commercial portion of Summerland. County collector streets consist of Ortega Ridge Road and Ortega Hill Road in the western portion of the Study Area and Greenwell Avenue in the north and east portions of the Summerland area. Evans Avenue functions as a local street that provides access to the commercial and residential portions of Summerland. Other important local streets include Olive Street and Valencia Road, both which serve the residential neighborhood north of Lillie Avenue.

Presently, no Community Plan Area intersections are signalized, however, there are 3-way and 4-way stop sign controlled intersections as well as two-way and single stop sign controls.

B. CURRENT ROADWAY AND INTERSECTION OPERATIONAL STATUS AND IDENTIFIED SAFETY ISSUES

The current volumes of streets in the study area, measured in Average Daily Trips (ADTs), were determined from traffic counts taken in April 1989. These volumes are depicted in Figure 16. Roadways in the study area are currently operating at volumes below their design capacities and are also below the policy capacities as outlined in the current Santa Barbara County Circulation Element:

o	Four-lane Freeway:	67,000 ADT
o	Two-lane Expressway:	16,000 ADT
o	Two-lane Major Road:	10,000 ADT
o	Collector Road:	5,000 ADT

In addition, existing weekday afternoon (P.M.) peak hour turning volumes were sampled at eight major controlled intersections in the Study Area during March 1989, in order to determine the Level of Service at those intersections. Levels of Service (LOS) are used to rate intersection operation using a system of letter designations. The rating system starts



NO SCALE

Source: Associated Transportation Engineers

FIGURE 16
1991 ROADWAY TRAFFIC VOLUMES

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with LOS "A", which represents free-flow conditions and goes down to LOS "F" which represents gridlock. Generally, LOS C is considered to be the minimum acceptable Level of Service for County intersections. The following controlled intersections within the Summerland Community Plan study area currently operate at LOS "A" during afternoon weekday peak hours:

- o Evans/Ortega Hill
- o Lillie/Greenwell
- o Lillie/US NB 101 Off-ramp
- o Ortega Hill/Ortega Ridge
- o Ortega Hill/ US 101 NB On-ramp
- o Padaro Lane/US 101 SB Ramps
- o Padaro Lane/US 101 NB Ramps
- o Padaro Lane/Via Real

LOS "A" indicates that all of the controlled intersections in the Study Area are currently operating at acceptable levels of service with little or no congestion during weekday P.M. peak hours. An additional weekend afternoon LOS analysis included three downtown intersections in the Study Area: Evans/Ortega Hill, Lillie/US 101 northbound off-ramp, and Ortega Hill/US 101 northbound on-ramp. The Evans/Ortega Hill and Lillie/US 101 northbound off-ramp intersections were found to operate at LOS A, while Ortega Hill/US 101 northbound on-ramp was found to experience LOS B during weekend afternoon hours.

Generally, Study Area streets and intersections appear to be operating within designated standards. However, there are many areas within the community where a variety of movement conflicts and safety hazards occur between vehicles, pedestrians and bicycles. These areas of conflict were identified and described by Summerland residents and business owners in their Community Survey responses.

The existing parking situation in downtown Summerland was noted as one of the most serious problems, due to a relatively low number of private off-street parking lots and no public parking lots in the downtown area. As a result, cars are often parked haphazardly along the side of Lillie Avenue, which does not possess curbs, gutters, or sidewalks. Drivers have difficulty anticipating vehicular movements when parking or exiting a parking area, particularly near the Post Office, on the corner of Evans Avenue and Ortega Hill Road, and near the Nugget Restaurant on Lillie Avenue. In addition, due to the lack of available parking downtown, drivers frequently park along nearby residential streets, leaving few parking opportunities for residents of the area.

A parking demand study was conducted for Summerland which analyzed both on- and off-street parking areas in the downtown commercial area. The roadway segments studied included Ortega Hill Road, Lillie Avenue, Evans Avenue, Hollister Street, Colville Street, Valencia Road, Temple Street, and Olive Street. The analysis determined that the

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downtown segments of Lillie Avenue, Ortega Hill Road, and Evans Street maintained the highest parking utilization of the streets studied. The study further determined that commercial parking areas downtown are not effectively utilized throughout the week. The majority of commercial parking is unstructured and unstriped, leading to parallel and ninety degree parking patterns that are inefficient. As a result of the findings of the Parking Demand Study, a Parking Plan has been developed that includes recommendations for the redesign of the on-street parking in order to provide an adequate amount of structured parking spaces in the commercial portion of Summerland.

Other vehicular movements such as U-turns and left turns are also a problem in the downtown area. Currently there are no locations along Lillie Avenue that are designated for either of these turning movements. As a result, cars making left or U turns often stop in the middle of Lillie Avenue, causing other cars to pass on the right, close to pedestrians and cyclists. As noted above, Lillie Avenue does not possess curbs, gutters, or sidewalks and therefore pedestrians must walk along the unimproved shoulder or on the street itself. In addition, there are no designated crosswalks on Lillie Avenue so that pedestrians can safely cross the street.

Bicycle circulation has also been cited as a problem due to the lack of any designated bikepaths or lanes within the community. As a result, cyclists compete for space on the road with cars and pedestrians and often dart in and out of traffic.

The beach access areas along Wallace Avenue, Finney Street, and Padaro Lane incur problems similar to the downtown area. Like Lillie Avenue, these roads do not possess curbs, gutters, or sidewalks. The parking lot provided at Lookout Park off of Wallace Avenue is small and does not fully accommodate the need for off-street parking. Beach-goers therefore often park on the street or in an unimproved area along Wallace Avenue. No off-street parking is available on Finney Street; however drivers often park in an unimproved area along the side of the street. The parking lot at the Padaro Lane access is unimproved and, as a result, cars are parked at random. Overall, due to the limited parking in the beach area, beach-goers frequently park along the narrow residential streets, leaving few parking opportunities for residents. Pedestrians and cyclists face the same problems along the beach areas as they do on Lillie Avenue: they must compete with cars for the limited space available on the street. The Parking Plan also addresses the inadequate amount of parking provided in the beach access areas, calling for additional striped parking along Wallace Avenue, Finney Street, and at the Loon Point beach access.

Similar conflicts were identified as occurring on other residential streets in the community that do not have curbs, gutters, or sidewalks. Because the streets are narrow, there are very few on-street parking opportunities for the residents. In addition to being narrow, the streets (including Banner Street where Summerland School is located) are extremely steep, resulting in downhill speed problems. Again, pedestrians must walk along the shoulder or on the street itself.

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C. ROADWAY CLASSIFICATIONS AND PROJECT CONSISTENCY STANDARDS

The Santa Barbara County Comprehensive Plan Circulation Element Policy A states that:

"The roadway classifications, intersection levels of service, and capacity levels adopted in this Element shall apply to all roadways and intersections within the unincorporated area of the County, with the exception of those roadways and intersections located within an area included in an adopted community or area plan. Roadway classifications, intersection levels of service, and capacity levels adopted as part of any community or area plan subsequent to the adoption of this Element shall supersede any standards included as part of this Element."

This section of the community plan is intended to update the roadway classifications and project consistency standards of the Santa Barbara County Comprehensive Plan's Circulation Element for the community of Summerland. In so doing, this community plan proposes a new system of roadway classifications and project consistency standards which are intended to fully supersede the classifications and standards used in the current Circulation Element.

1. **Definitions**

Acceptable Capacity: The maximum number of Average Daily Trips (ADTs) that are acceptable for the normal operation of a given roadway. As defined by this Community Plan, the Acceptable Capacity for a given roadway is based upon its roadway classification and the acceptable level of service for that roadway. The acceptable level of service for roadways in the Summerland Planning Area is Level of Service B. Exceptions to this are:

- o Ortega Hill Road west of Highway 101: LOS C is acceptable.

Estimated Future Level of Service: For a given intersection, the County-accepted level of service (LOS) based on existing traffic levels and on traffic to be generated by approved but not yet occupied projects as referenced by the public draft environmental documents for the development project under review. The Estimated Future Level of Service must consider all funded but not yet constructed improvements that are planned for completion prior to the project's occupancy. This includes mitigations from projects that have been approved by the Planning Commission or Board of Supervisors but have not yet been constructed.

Estimated Future Volume: For a given roadway segment, the most recent County-accepted count of Average Daily Trips (ADTs) plus any ADTs associated with approved projects that are not yet occupied as referenced in the public draft environmental document for the development project under review.

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Design Capacity: The maximum number of ADTs that a given roadway can accommodate, based upon roadway design as determined by the County Public Works Department. Design Capacity usually equates to Level of Service (LOS) E/F.

Remaining Capacity: For a given roadway, the difference between the Acceptable Capacity and the Estimated Future Volume in ADTs.

2. Roadway Classification System

The following roadway classification system is divided into two main designations: Primary and Secondary roadways. Each of these main designations is further subdivided into three subclasses, dependent upon roadway size, function and surrounding uses. Primary roadways serve mainly as principal access routes to major shopping areas, employment and community centers, etc., and often carry a large percentage of through traffic. This Circulation Element for the community does not designate any roadways within the community as primaries. As discussed in more detail below, a number of roadways in the community would be designated as Secondary. Secondary roadways are two lane roads designed to provide principal access to residential areas or to connect streets of higher classifications to permit adequate traffic circulation. Such roadway may be fronted by a mixture of uses and generally carry a lower percentage of through traffic than primaries. Table 3 identifies roadways in the Community which are designated in the Circulation Element and Figure 16A shows the classifications.

Secondary 1 (S-1): Land Use: Moderate to high non-residential use with moderate number of driveways or large residential lots with large setbacks and well-spaced driveways.

Design Factors: Two lanes, infrequent curb cuts, signalized intersections with primary roadways.

Capacity*: Design: 11,600, LOS D: 10,440, LOS C: 9,280, LOS B: 8,120

Secondary 2 (S-2): Land Use: Mixed residential/non-residential.

Design Factors: Two lanes, close to moderately spaced driveways.

Capacity: Design: 9,100, LOS D: 8,190, LOS C: 7,280, LOS B: 6,370

Secondary 3 (S-3): Land Use: Primarily residential frontage, small to medium lots.

Design Factors: Two lanes, more frequent driveways.

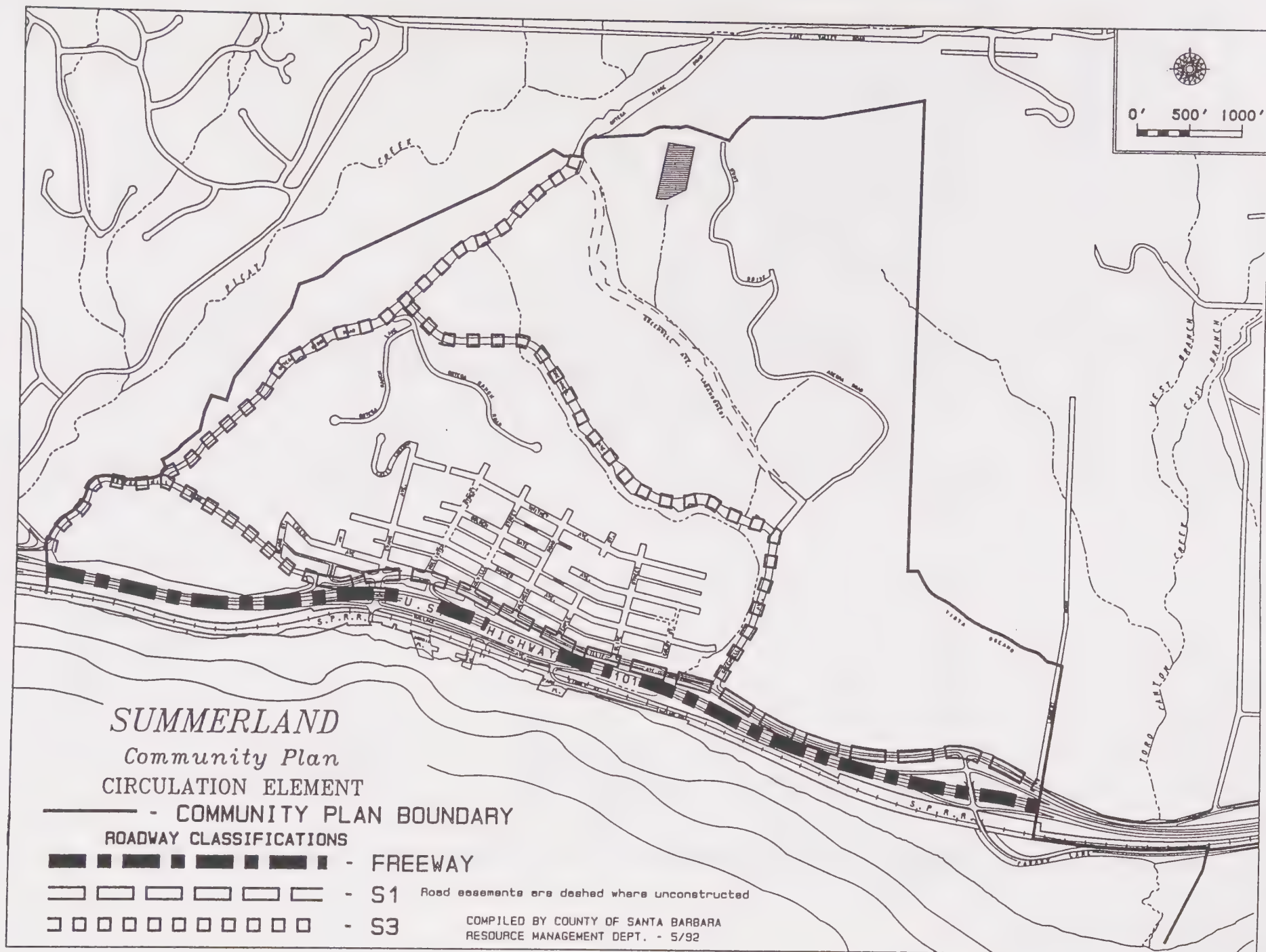
Capacity: Design: 7,900, LOS D: 7,110, LOS C: 6,320, LOS B: 5,530

*Capacity shown in Average Daily Trips or ADTs.

TABLE 3: CLASSIFIED ROADS AND THEIR CAPACITIES IN THE SUMMERLAND PLANNING AREA

<u>Roadway</u>	<u>Previous Roadway Classification</u>	<u>New Roadway Classification</u>	<u>Acceptable Capacity*</u>	<u>Design Capacity</u>
Via Real	Major	S-1	8,120	11,600
Lillie Ave.	Major	S-1	8,120	11,600
Ortega Hill Rd. (east of U.S. 101 on-ramp)	Major	S-1	9,280	11,600
Ortega Hill Rd. (west of U.S. 101 on-ramp)	Collector	S-3	5,530	7,900
Ortega Ridge Rd.	Collector	S-3	5,530	7,900
Greenwell Ave.	Collector	S-3	5,530	7,900

*In Average Daily Trips (ADTs) assuming an Level of Service B Standard for Intersection Operation (with the exception of Ortega Hill Road E. of Highway 101 for which an LOS C standard is applied).



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3. Roadway and Intersection Standards for Determination of Project Consistency

A. Purpose:

This section defines how the acceptable capacity levels that are identified for the classified roadways will be applied in making findings of project consistency with this Community Plan. This section also defines intersection standards in terms of level of service and provides methodology for determining project consistency with these standards. The intent of this section is to ensure that roadways and intersections in the community plan study area continue to operate at acceptable levels and to ensure that the intent of Circulation Policies S-3 and S-9 is reflected in the determination of project consistency. The standards prescribed in this section shall also serve as a basis for circulation capital improvement planning and funding.

B. Roadway Standards:

A project's consistency with this section shall be determined as follows:

- a. For roadways where the estimated future volume does not exceed the acceptable capacity, a project would be considered consistent if the number of ADTs contributed by the project would not cause an exceedance of acceptable capacity.
- b. For roadways where the Estimated Future Volume exceeds the acceptable capacity but does not exceed Design Capacity, a project would be considered consistent with this section of this Element only if the number of ADTs contributed by the project to the roadway does not exceed 25 ADTs.
- c. For roadways where the Estimated Future Volume exceeds the Design Capacity, a project would be considered consistent with this section of this Element only if the number of ADTs contributed by the project to the roadway does not exceed 10 ADTs.

C. Intersection Standards:

- a. Projects contributing Peak Hour Trips to intersections that operate at a Estimated Future Level of Service A shall be found consistent with this section of the Community Plan unless the project results in a change in V/C ratio greater than 0.15 (except intersections along Ortega Hill Road East of Highway 101).

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- b. For intersections operating at a Estimated Future Level of Service that is less than or equal to LOS "B," a project must meet the following criteria in order to be found consistent with this section of the Community Plan (except intersections along Ortega Hill Road west of Highway 101):
 - o For intersections operating at a estimated future Level of Service B, no project must result in a change of V/C ratio greater than 0.15.
 - o For intersections operating at a estimated future Level of Service C, no project shall contribute more than 15 Peak Hour Trips.
 - o For intersections operating at a estimated future level of Service D, no project shall contribute more than 10 Peak Hour Trips.
 - o For intersections operating at a estimated future Level of Service E or F, no project shall contribute more than 5 Peak Hour Trips.
- c. Projects contributing Peak Hour Trips to intersections along Ortega Hill Road west of Highway 101 that operate at a Estimated Future Level of Service A or B shall be found consistent with this section of the Community Plan unless the project results in a change in V/C ratio greater than 0.15.
- d. For intersections along Ortega Hill Road west of Highway 101 that are operating at a Estimated Future Level of Service that is less than or equal to LOS "C", a project must meet the following criteria in order to be found consistent with this section of the Community Plan:
 - o For intersections operating at a estimated future Level of Service C, no project must result in a change of V/C ratio greater than 0.10.
 - o For intersections operating at a estimated future Level of Service D, no project shall contribute more than 15 Peak Hour Trips.
 - o For intersections operating at a estimated future level of Service E, no project shall contribute more than 10 Peak Hour Trips.
 - o For intersections operating at a estimated future Level of Service F, no project shall contribute more than 5 Peak Hour Trips.
- e. Where a project's traffic contribution does not result in a measurable change in the V/C ratio at an intersection but does result in a finding of inconsistency with the above intersection standards, intersection improvements that are acceptable to the Public Works Department shall be required in order to make a finding of consistency with the Community Plan. A measurable change in V/C ratio shall be defined as a change greater than or equal to 0.01.

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Where a project's traffic contribution does result in a measurable change in V/C ratio and also results in a finding of inconsistency with the above intersection standards, intersection improvements that are sufficient to offset the change in V/C ratio associated with the project shall be required in order to make a finding of consistency with the Community Plan.

- f. These intersection standards shall also apply to projects which generate Peak Hour Trips to intersections within incorporated cities that are operating at levels of service worse than those allowed by the city's Circulation Element.

D. Special Standards for Projects which include Comprehensive Plan Amendments to Land Use Designations

- a. Comprehensive Plan Amendments submitted by private applicants that propose changes in land use designation on any given parcel in the planning area shall be required to demonstrate that the proposed change in land use would not potentially result in traffic levels higher than those anticipated for that parcel by the Community Plan and its associated environmental documents. If higher traffic levels could potentially result from such an amendment, then in order to approve the amendment, the following findings must be made by the Board of Supervisors:

- i. The increase in traffic is not large enough to cause the affected roadways and/or intersections to exceed their designated acceptable capacity levels at buildout of the Community Plan, or

Road improvements included as part of the project description are consistent with the community plan and are adequate to fully offset the identified potential increase in traffic.

- ii. The benefits of the project outweigh the potential increase in traffic.

E. Exemptions

Roadway and Intersection standards stated above shall not apply to:

- a. Land use permits and coastal development permits if the Zoning Administrator/Planning Commission/Board of Supervisors has taken final action on a valid prerequisite discretionary approval (e.g. FDP, CUP) and a finding of Comprehensive Plan consistency was made at the time of approval, and no substantial change has occurred in the project.

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- b. Projects deemed complete prior to the adoption of this community plan which are designed to serve as a mitigation measure for, and were expressly embodied as a condition of approval of a previously approved project.
- c. Development Agreements for projects for which a Final Development Plan was approved prior to the adoption of this Community Plan and for which a Settlement Agreement expressly contemplates the County will enter into a Development Agreement for such projects in order to conclude the settlement.
- d. Projects for which a settlement agreement between the property owner and the County was entered into prior to the adoption of this Community Plan.

D. RECOMMENDED IMPROVEMENTS

The following Circulation and Parking improvements as identified in the Policies and Actions are recommended by this Community Plan. None of these improvements are currently funded by the County; however, these improvements should be carried out as soon as funding is available. The State Coastal Conservancy has prepared schematic plans for certain pedestrian circulation and beach area parking improvements. These plans are illustrated in Appendix D and should be referenced when considering some of the following improvements.

2. Policies and Actions

- Policy CIRC-S-1:** Intersection design standards, as defined by the County Intersection Template, should represent the maximum level of improvement for a given intersection. The County's Capital Improvement Plan should be consistent with the intersections designs allowed by these templates.
- Policy CIRC-S-2:** The County's seven-year Capital Improvement Plan shall be developed in a manner that ensures that the highest priority is given to roadway improvements that will ease conditions on the most severely constrained roadways and intersections in each planning area. The priority assigned to these improvements shall account for priorities identified in the area's Community Plan, but shall be based upon the most recent available traffic data. The Capital Improvement Plan shall include improvements that facilitate alternative modes of transportation. The Capital Improvement Plan

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shall be updated by the Public Works Department and presented to the Planning Commission and the Board of Supervisors for review on an annual basis. The Plan shall contain a list of transportation projects to be undertaken, ranked in relative priority order, and include estimated cost, and if known, estimated delivery year for each project.

- Policy CIRC-S-3:** The County shall regularly monitor the operating conditions of designated roadways and intersections in Summerland. If any roadway or intersection is found to exceed the acceptable capacity level defined by this community plan, the County shall reevaluate, and if necessary, amend the community plan in order to reestablish the balance between allowable land uses and acceptable roadway and intersection operation. This reevaluation should include, but not be limited to:
- * redesignating roadways and/or intersections to a different classification;
 - * reconsidering proposed land uses to alter traffic generation rates, circulation patterns, etc.; and
 - * changes to the County's Capital Improvement Program including reevaluation of alternative modes of transportation.
- Policy CIRC-S-4:** A determination of project consistency with the standards and policies of this Community Plan Circulation Section shall constitute a determination of consistency with Local Coastal Plan Policy #2-6 and LUDP #4 with regard to roadway and intersection capacity.
- Policy CIRC-S-5:** The County shall strive to permit reasonable development of parcels within the community of Summerland based upon the policies and land use designations adopted in this Community Plan, while maintaining safe roadway and intersections that operate at acceptable levels.
- Policy CIRC-S-6:** The County shall continue to develop programs that encourage the use of alternative modes of transportation including, but not limited to, an updated bicycle plan, park and ride facilities and transportation demand management ordinances.
- Policy CIRC-S-7:** New development shall be sited and designed to provide maximum access to non-motor vehicle forms of transportation.
- Action CIRC-S-7.1:** Site design shall encourage pedestrian and bicycle access to adjacent walkways and paths.

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- Action CIRC-S-7.2:** Higher intensity residential and commercial development should be located in close proximity to transit lines, bike paths and pedestrian trails.
- Policy CIRC-S-8:** In its long range land use planning efforts, the County should seek to provide access to retail, commercial, recreational and educational facilities via transit lines, bikeways and pedestrian trails.
- Policy CIRC-S-9:** The minimally acceptable Level of Service (LOS) on roadway segments and intersections in the Summerland Planning Area is "B." However, due to existing traffic volumes and the impracticality of widening Ortega Hill Road west of the US 101 onramp, that section of Ortega Hill Road may operate at LOS "C."
- Policy CIRC-S-10:** Roadway safety and circulation for pedestrians and vehicles along Lillie Avenue/Ortega Hill Road shall be improved.
- Action CIRC-S-10.1:** The Summerland Citizens Association, with assistance of the County, shall work with Post Office property owner to stencil "in" and "out" arrows on the entrance to the property.
- Action CIRC-S-10.2:** The County shall study and, when funding is available, provide a center turn lane on Ortega Hill Road between Evans Avenue and Hollister Avenue as depicted on Figure 18 (Parking Plans) if it is determined to be warranted.
- Action CIRC-S-10.3:** The County shall study the need for u-turns along the downtown portion of Lillie Avenue and provide for them if it is found to be safe and feasible.
- Action CIRC-S-10.4:** The County shall prioritize anticipated Measure D funds and place at the top street maintenance relative to paving and potholes.
- Policy CIRC-S-11:** Roadway safety and circulation for pedestrians and vehicles along Summerland's residential streets shall be improved.
- Action CIRC-S-11.1:** The County shall encourage residents on east-west streets in residential areas to petition to change to one-way streets. These possibility of one way streets shall then be investigated by the County and, if appropriate and funding is available, implemented.

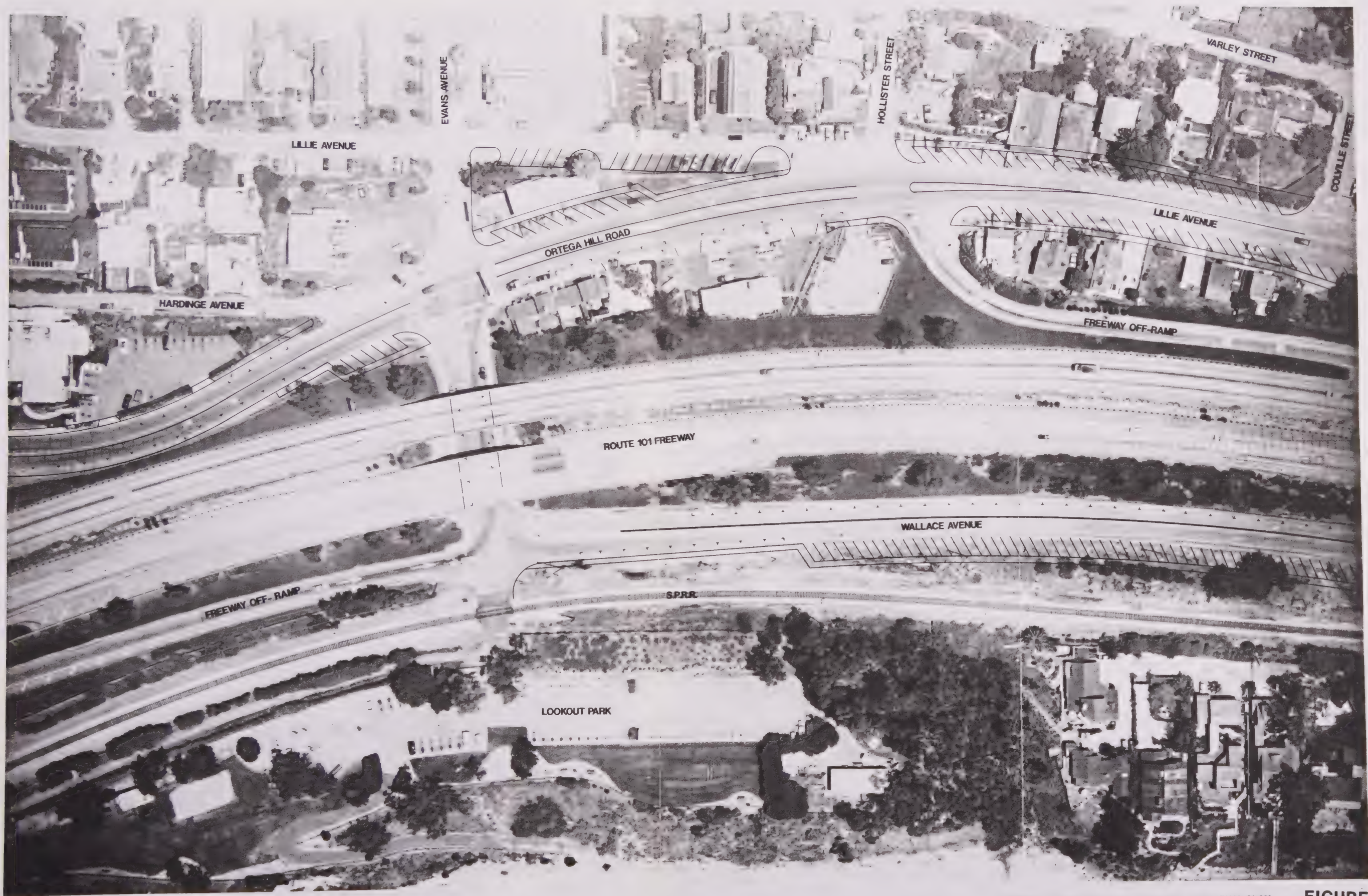
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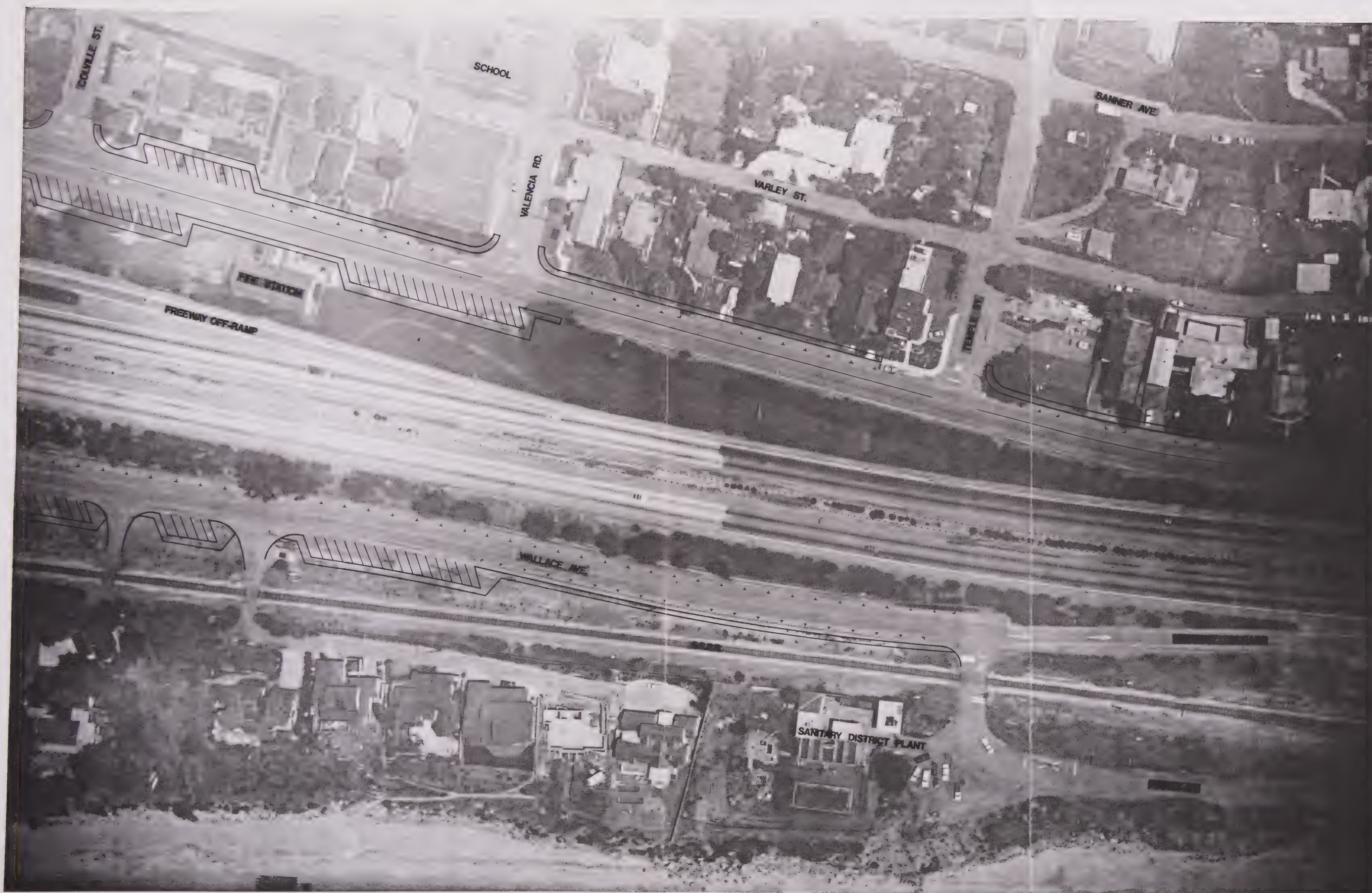
- Action CIRC-S-11.2:** The County shall provide information to the Summerland Citizen's Association regarding the existing County petition process for neighborhood street lighting. When funding is available, the County shall provide additional street lighting in residential areas which are aesthetically designed and shielded to prevent glare to residents, where appropriate.
- Action CIRC-S-11.3:** Upon receipt of a request/petition from the Summerland Citizens Association, the County shall conduct a study which identifies the appropriate location for stop signs. The stop signs shall then be installed if found to be warranted and funding is available.
- Action CIRC-S-11.4:** Upon receipt of a request/petition from the Summerland Citizens Association, the County shall consider improvement of specified substandard road sections within the Summerland community to enhance vehicular travel and parking. If appropriate, such improvements should be placed on the Measure D funding list.
- Action CIRC-S-11.5:** The County shall consider the installation of signs to regulate parking to one side of the street on east-west residential streets with a right-of-way of 30 feet or less.
- Policy CIRC-S-12:** **Circulation shall be improved for pedestrians and bicyclists to increase safety. Bicyclists and pedestrians shall be encouraged to use the Class I bicycle paths and trails, when developed.**
- Action CIRC-S-12.1:** The County shall study and implement a pedestrian sidewalk on the north side of Lillie Avenue, from Evans Avenue to Greenwell Avenue, when funding is available (see Figures 18, 19 and 20; Parking Plan). When the White Hole properties are developed, an offstreet pedestrian walk shall be provided from Greenwell to the eastern boundary of the "White Hole."
- Action CIRC-S-12.2:** The County shall study and implement (subject to available funding) a Class I off road bicycle path which connects Summerland to Sheffield Drive between US 101 and the Jostens property as depicted on Figure 15 (PRT) and Figure 21 (Bikeways). If this location is found to be infeasible, an alternative location other than Ortega Hill Road, shall be developed subject to available funding.

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- Action CIRC-S-12.3:** The County shall study and implement (if the study determines feasibility and subject to available funding) a Class I off road bicycle path on Wallace Avenue adjacent to the Southern Pacific Railroad which ties into Padaro Lane and the planned City of Carpinteria bicycle route to the south, as depicted in Figure 15 (PRT) and Figure 21 (Bikeways).
- Action CIRC-S-12.4:** The County shall, when funding is available, paint edge lines along (in order of importance) Ortega Hill Road, Lillie Avenue, Via Real, Ortega Ridge Road, and Greenwell Avenue to increase safety for motorists, bicyclists and pedestrians.
- Policy CIRC-S-13:** The County shall provide safe and legal on-street parking in the residential areas of Summerland to accommodate existing residential parking needs where feasible and when funding is available.
- Policy CIRC-S-14:** Public on-street parking in the downtown area for existing commercial uses shall be expanded to meet present and future parking demand in Summerland.
- Action CIRC-S-14.1:** When funding is available, the County shall develop a parking plan for parallel and 45 degree angle on-street parking along the south and north sides of Ortega Hill Road and Lillie Avenue as indicated in concept in Figures 17, 18, 19 and 20 (Parking Plans). The parking plan shall include, but not be limited to, the following:
- a. The participation of the property and business owners along Ortega Hill Road and Lillie Avenue shall be considered in the development of a parking plan;
 - b. Identification of the County's right-of-way;
 - c. Set priorities for implementation, e.g.:
 - 1) North side of Lillie Ave., Hollister - Colville
 - 2) South side of Lillie Ave., 101 off-ramp - Fire Station
 - 3) North side of Ortega Hill Rd. in front of the liquor store and Lodahl Park
 - 4) South side of Ortega Hill Road, Evans - on-ramp
 - 5) South side of Lillie Ave. (one-way portion), behind liquor store
 - 6) North side of Ortega Hill Rd., Evans - on-ramp;
 - 7) North side of Lillie Ave., Valencia - Greenwell; and
 - d. Possible implementation and funding options









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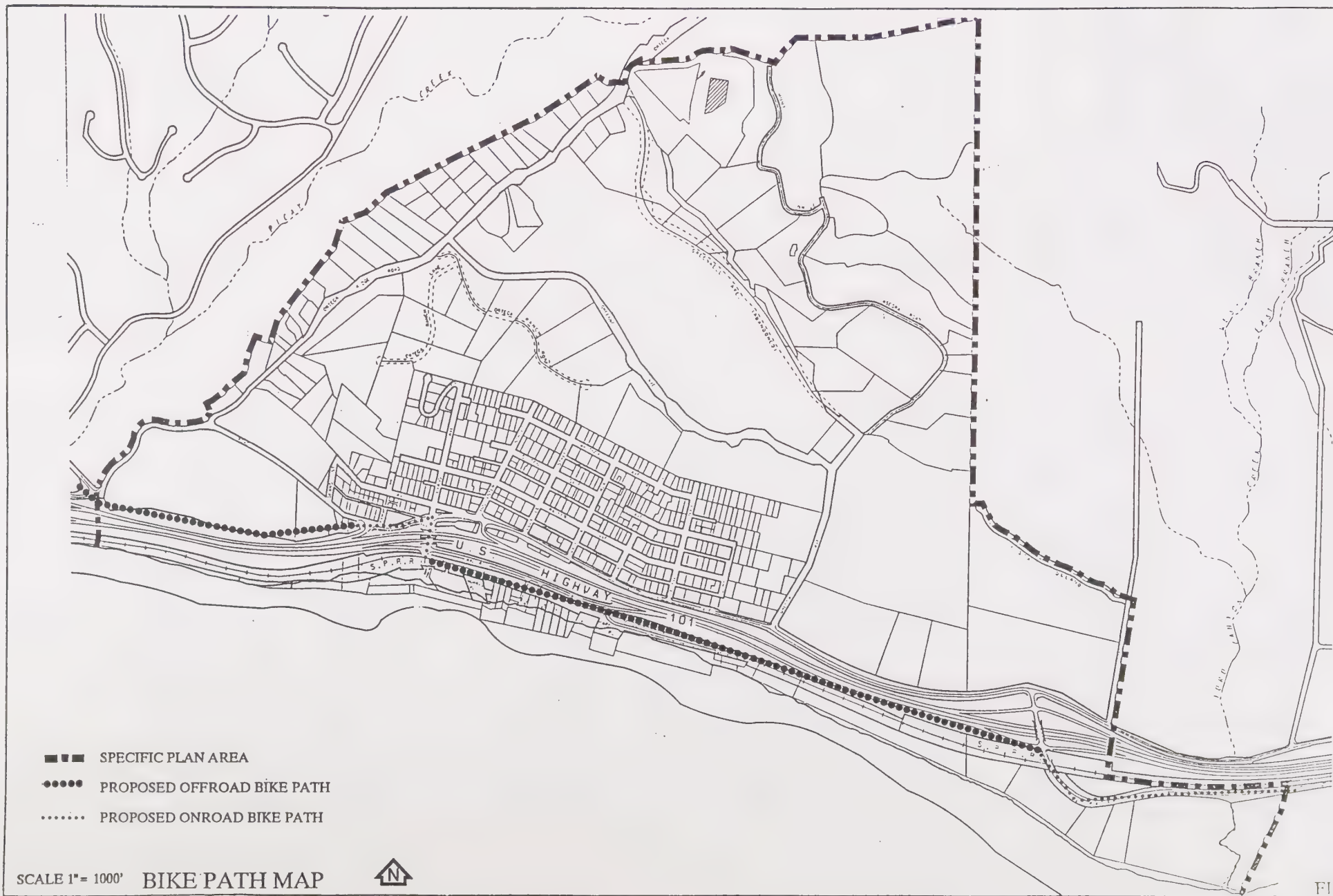
- Action CIRC-S-14.2:** Parking provided for commercial areas should include specially marked and restricted parking spaces for carpool and vanpool vehicles for use by employee vehicle-pool programs consistent with the Countys Transportation Demand Management Ordinance.
- Policy CIRC-S-15:** **The County shall not grant a modification or variance that will reduce the number of required off-street parking spaces, unless the finding is made that the modification or variance will not result in an increase in on-street parking.**
- Action CIRC-S-15.1:** County RMD shall consider developing guidelines that require all new single family home developments on a minimum of a 7,500 sq. ft. parcel to provide one off-street guest parking space in addition to the normal parking requirement. The guidelines shall provide for two guest parking on larger lots (e.g., 10,000 sq. ft. and greater) and shall provide relief if the guest parking requirement cannot be met due to physical or other constraints.
- Policy CIRC-S-16:** **Additional public parking at beach access areas in Summerland shall be provided and, where existing, shall be improved if necessary.**
- Action CIRC-S-16.1:** The County shall analyze whether additional parking spaces are needed at Loon Point after the development of the Loon Point parking lot. If additional spaces are needed, the County shall implement a plan to provide them.
- Action CIRC-S-16.2:** The County shall provide on-street parking on the north and south sides of Wallace Avenue as indicated on Figures 18 and 19 (Parking Plans) subject to available funding.
- Action CIRC-S-16.3:** When funding is available, the County shall pave and stripe the parking area at the west end of Finney Street and provide parallel parking along the south side of Finney Street as shown in Figure 20.
- Policy CIRC-S-17:** **New encroachment of structures, fences, walls, landscaping, etc. into existing road rights-of-way shall not be permitted.**
- Action CIRC-S-17.1:** All new landscaping within and immediately adjacent to public rights-of-way (R.O.W.) shall be consistent with the continued use and availability of the R.O.W. for its eventual intended use. No major trees shall be planted with public road R.O.W where that roadway is proposed for eventual installation.

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Policy CIRC-S-18: Existing public rights-of-way shall not be abandoned.

Policy CIRC-S-19: Public on-street parking shall be maximized and large trucks and other vehicles shall be discouraged from parking along the roadside for long periods of time in Summerland.

Action CIRC-S-19.1: The County shall consider placing "No Overnight Parking" signs along appropriate sections of Summerland roadways (e.g. Greenwell Avenue and along Lillie Avenue between Valencia Avenue).



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H. WATER

1. Existing Conditions and Issues

The majority of the Summerland Community Plan Area is provided with water from the Summerland County Water District (SCWD), however several parcels in the northwest and southeast corners of the planning area are within the boundaries of the Montecito Water District (MWD).

Summerland County Water District

The SCWD relies on one water source, Lake Cachuma, to service all of its customers. The contract allocation from Lake Cachuma is currently 321 acre feet per year (AFY), assuming the Safe Yield mode proposed by the six members agencies of the Cachuma project. During wet periods this water is sometimes injected into the Carpinteria Groundwater Basin for storage and then may be pumped or exchanged for Cachuma water during dry periods. The SCWD five year average historic water demand (1984-1989 water years) is 402 AFY. This figure takes into account line losses (leaking pipes), the Drown allocation (currently exchanged with MWD for service provided), new development not reflected in the 1984-1989 period, and existing unused commitments. It should be noted that this figure does take in to account as yet uncommitted water for ministerial projects (single family residences, duplexes) on unbuilt, legal lots within SCWD boundaries. With current supplies, water demand exceeds the current Safe Yield available supply by approximately 81 AFY.

However, with the pending arrival of State Water, Summerland's allocation will rise slightly in the long term (1998-) to approximately 582 AFY. At the same time, estimated demand at buildout of the Community Plan rises to approximately 530 AFY. If Summerland receives all of its projected State Water allocation, supply should exceed demand at buildout by approximately 23 AFY (including the 5% Measure K reserve). Please see Appendix D for a summary of the Summerland Supply/Demand Worksheet.

Montecito Water District

There are approximately 25 parcels which are located within the MWD boundaries. These parcels are located in the northwest portion of the Planning Area along Ortega Ridge Road and in the southeast portions of the Planning Area east of the "White Hole" on both the north an south sides of Highway 101.

The two, 20-acre parcels on the north side of Highway 101 between the "White Hole" and Lambert Road are part of the Edgewood Subdivision (80-EIR-30). These parcels have a large allocation from the MWD received as part of a dedication of private on-site wells and overlying water rights to the underlying Toro Sub-Basin. Since the Toro Sub-Basin is currently in a state of surplus, new pumpage from that hydrologic unit by MWD to support

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a net increase in use would not result in overdraft. (This assumes MWD would not pump beyond the amount allocated to the Edgewood project). If a net increase in demand on the two Edgewood parcels was provided from other MWD supplies (outside of the Toro Sub-Basin), it would represent an increase in over-commitment of the Montecito Basin. (Montecito Planning Area). Given historic agricultural irrigation needs on the site, it is not expected that future uses on these parcels would exceed historic use.

The other parcels which are east of the "White Hole" are located between Highway 101 and the beach. These properties are served by private wells which draw water from the Toro Basin. The existing undeveloped lots are not expected to use the remaining +/- 60 AFY surplus (assuming Montecito were pumping Edgewood's share) in the basin. Impacts to Toro Sub-Basin groundwater would be less than significant.

There are sixteen parcels in the northwest corner of the Planning Area along Ortega Ridge Road which are located within the boundaries of the MWD. All but two of these parcels are already developed. Future water demand associated with single family residences on these two lots would be approximately 2.04 AFY (1.02 AFY/parcel, DERC Thresholds Manual for 1 acre parcels in Montecito). The Santa Barbara County Planning Commission and Board of Supervisors in certifying the EIR for the Montecito Growth Management Ordinance (MGMO) determined that the Montecito Groundwater Basin is currently overcommitted and found that buildout proposed under the MGMP would result in unavoidable significant adverse impacts to groundwater resources.

In General

According to the Summerland County Water District, the facilities in the Summerland Study Area are generally adequate; however, there are certain higher elevation areas where water pressure needs to be increased. Improvements are currently being made to pumping stations which will alleviate this problem. Specific valves and pipelines that need replacement have been budgeted for in the future.

It should be noted that the District's Draft Water Management Plan is currently under public review. It is estimated that the District's water commitments made prior to 1988 will exceed current supply. Therefore, the Plan will attempt to balance the water demand with the supply. The Draft Plan objectives are as follows:

- * Define as the highest priority of water use, a basic Category for interior household water use which would be the amount of water necessary for basic human consumption, sanitation, and fire protection.
- * Define other categories of use and priorities as appropriate.
- * Take the steps necessary to insure a sufficient supply for the basic category under all foreseeable water supply conditions.

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- * Implement a water management plan by use of regulations and restrictions to define and prohibit the waste of water and promote efficient use of water.
- * Maximize public benefit and prevent unnecessary hardship during periods of water shortage by responding to various levels of shortage with appropriate strategies.

2. Policies and Actions

The following policies and actions are intended to provide an adequate water supply and adequate service to the Summerland community for their present and future water needs.

- Policy WAT-S-1:** Adequate water supplies for the existing community and for future needs shall be pursued.
- Action WAT-S-1.1:** The County shall work with the Summerland Water District to have a coordinated review of development proposals and the issuance of water allocations.
- Action WAT-S-1.2:** The County shall encourage the Summerland Water District to expand water resources on an as-needed-basis to meet the water demand of community buildout as specified in this Community Plan.
- Action WAT-S-1.3:** The County shall encourage the Summerland Water District as follows: until such time as future water supplies are complete, any new water resources shall be dedicated to fully meeting existing water allocations within the water district area before committing water to new allocations.
- Policy WAT-S-2:** Prior to approval of any discretionary project which would result in a net increase in water use, a finding shall be made that the existing water supply available is sufficient to serve existing commitments.

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IV. RESOURCES AND CONSTRAINTS SUPER ELEMENT



A. AIR QUALITY

1. Existing Conditions and Issues

Local climatic and topographic features affect the air quality in the South Coast of Santa Barbara County. Inversions, light onshore winds, and inland mountain ranges are factors which limit the local air environment's capacity to disperse pollutants. Inversion layers can be formed by a warm air mass which acts as a "lid", effectively trapping pollutants near the ground and restricting their vertical diffusion. During the months May to October, it is common for such an inversion layer to form in Summerland, with an average height of 1,500 feet above the ground surface. Year-around, light onshore winds hamper the scattering of primary pollutants and the orientation of the inland mountain ranges interrupts air circulation patterns. Pollutants become trapped, creating ideal conditions for the production of secondary pollutants (e.g., "smog").

Air quality varies as a direct function of the amount of pollutants emitted and their subsequent dispersion into the atmosphere. Air quality problems arise when the rate of pollutant emissions exceeds the rate of their dispersion. Reduced visibility, eye irritation and adverse health impacts upon those persons termed sensitive receptors are the most serious hazards of existing air quality conditions in the area.⁶

Primary criteria pollutants are emitted directly from a source (e.g., an automobile) into the atmosphere and include carbon monoxide (CO), nitrogen dioxide (NO₂), sulphur dioxide (SO₂) and particulates.⁷ Reactive organic compounds (ROC) are also a primary pollutant, but are not a "criteria" pollutant (e.g., they are not subject to CAAQS or NAAQS criteria, discussed below). Secondary pollutants are created by atmospheric chemical and

⁶ Persons under five years of age, or older than 65, and persons with health problems are considered "sensitive" and consequently the listing of "sensitive receptors" includes hospitals, convalescent homes, school and retirement facilities.

⁷ Particulate matter is generally comprised of inert particles that become airborne, such as dust or ash. Particulate matter which is less than 10 microns in diameter is referred to as PM₁₀.

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photochemical reactions. Secondary pollutants include oxidants, ozone (O_3) and sulfate particulates; these oxidants are commonly referred to as "smog".

At the national level, the Federal Clean Air Act required the U.S. Environmental Protection Agency to establish national ambient air quality standards (NAAQS) for the protection of public health, and to regulate the emission of air-borne pollutants. In California, the task of air quality management and regulation has been legislatively granted to the State Air Resources Board (ARB), with subsidiary Air Pollution Control Districts (APCDs) at the County level. The ARB establishes California Ambient Air Quality Standards (CAAQS) and is responsible for regulation of mobile sources, while APCDs enforce and regulate stationary emission sources. The ARB has established 14 air basins in the State; Summerland is located within the South Coast area of the South Central Coast Air Basin, which is administered by the Santa Barbara County Air Pollution Control District (SBCAPCD).

In general, the existing air quality in Summerland could be characterized as fair to moderate (applicable air quality standards are exceeded on an infrequent basis, and only with respect to ozone and PM_{10}); Summerland and other areas of Santa Barbara do exceed the ambient air quality standards for ozone and PM_{10} during several days each year. Consequently, the EPA and CARB have declared Santa Barbara County as a non-attainment area for ozone precursors (reactive hydrocarbons and oxides of nitrogen) and for PM_{10} . A system of monitoring stations has been established at various locations around Santa Barbara County which measure ambient air quality.

In Carpinteria, approximately 6 miles east of Summerland, there is a monitoring station which measures ozone and NO_2 . Measurements taken at this station would be considered representative for Summerland air quality, but would not comprise a complete set of air quality data. A second station is located in Downtown Santa Barbara, near the intersection of State Street and Carrillo Street. The Santa Barbara station provides the most complete ambient air quality information for the region which includes Summerland. This station measures carbon monoxide, nitrogen dioxide, ozone, sulphur dioxide, sulfate, total hydrocarbons (THC), total suspended particulates (TSP) and PM_{10} .

The pollutant of primary concern in Summerland is ozone. Ozone is the end-product of chemical reactions involving nitrogen oxides and reactive hydrocarbons, and is not emitted directly. Because of this, ozone may be created from local emissions, or may be the product of emissions transported into the area from surrounding vicinities.

In 1989, the maximum concentration of ozone measured at the Santa Barbara station (1-hour averaging) was 0.22 parts per million (ppm), while in the same period the Carpinteria station measured a maximum concentration of 0.17 ppm; these measurements must be compared to a CAAQS of 0.09 ppm and a NAAQS of 0.12 ppm. Records from the Santa Barbara station indicate that the CAAQS for ozone was exceeded on 4-6 days per year in 1986-89. Review of the Carpinteria station records indicate that the ozone CAAQS may

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have been violated on as many as 30 days in 1989. In recent years, except for episodes of elevated ozone concentrations and infrequent occasions of excessive suspended particulates concentrations, none of the pollutants monitored have exceeded either the State or Federal standards.⁸

The classification of an air basin, or portion of an air basin, as "non-attainment" triggers the requirement for the preparation of an Air Quality Attainment Plan (AQAP) by the governing APCD. The AQAP is intended to identify methods and programs for improving air quality to meet applicable standards, and is a valuable long-range planning tool for air quality management. In order for an AQAP to be successfully implemented, activities and developments within the air basin must be carried out in compliance with the tenets of the Plan. An AQAP has been adopted for the County of Santa Barbara.

2. *Policies and Actions*

Policy AQ-S-1 **The County shall impose appropriate restrictions and control measures upon construction activities associated with each future development project, in order to avoid significant deterioration of air quality.**

Action AQ-S-1.1: Future project construction in Summerland shall follow all requirements of the SBCAPCD, and shall institute Best Available Control Technology (BACT) where necessary to reduce emissions below APCD threshold levels.

Action AQ-S-1.2: The applicant shall minimize the generation of fugitive dust during construction activities by observing the following:

- a. Reduce amount of disturbed area
- b. Utilize water and/or dust palliatives
- c. Revegetate/stabilize disturbed area as soon as possible.

Policy AQ-S-2 **The County shall, in it's land use decisions, protect and enhance the air quality in Summerland consistent with CAAQS and NAAQS.**

Action AQ-S-2.1: The County shall require new employers with 25 or more employees to employ the same measures, participation levels and goals of the Transportation Demand Management (TDM) Ordinance (#3922) which could include, but would not be limited to the following components:

⁸ Santa Barbara County Air Pollution Control District. Air Quality Summaries for 1987, 1988, 1989.

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- a. Carpool and vanpool matching and promotion - assistance in matching up participants in carpools and vanpools, employer-based incentives, and other activities to encourage carpool and vanpool use;
- b. Transit - financial incentives paid by employers to employees to encourage use of public transit (including free bus passes and other subsidies) and reduce the number of vehicle trips;
- c. Bicycling - improvements to increase the use of bicycling as a mode of travel, including construction of bicycle storage facilities, education and promotion programs, and showers and lockers at the workplace;
- d. Alternative work schedules - this program complements ridesharing; alternatives to the fixed 8-hour work day, 5-day work week have become increasingly popular and useful over the past ten years. Staggered work schedules (where a group may be assigned a different start and finish time than the common schedule), flexible work hours (where employees may choose their own schedule), and a compressed work week (where the normal number of hours is worked in less than five days) are the three general categories of alternate schedules; and
- e. Telecommunications - in the form of teleconferencing and telecommuting can reduce work related travel. Teleconferencing includes the exchange of information by computer, telephone or video which reduces the need for transportation of people or material. Telecommuting involves working either full-time or part-time at home or at an alternative work center.

Action AQ-S-2.2: If deemed necessary and when funding is available, the County shall provide an air quality monitoring station in Summerland.

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B. BIOLOGIC HABITATS

1. Existing Conditions and Issues

The Summerland Study Area is bounded by Toro Canyon Creek on the east and Picay Creek on the west. Both of these creeks support healthy riparian habitats. Within the Study Area are various biological communities such as woodlands (oak, eucalyptus, and cypress), riparian habitats, and coastal sage scrub communities. These habitats are indicated on Figure 13. Vegetation within the Community Plan area was first outlined from an aerial photograph (scale: 1 inch = 500 feet) and then transferred to a base map (scale 1 inch = 300 feet). Each polygon was then checked by ground inspection. During ground truthing (field examination), all degraded habitats, especially those adjacent to areas of high sensitivity and wildlife value, were noted. Summerland's biological resources are described below.

Natural Habitats

Oak Woodland

Coast Live Oak Woodland (*Quercus agrifolia*) occurs in three general locations within the Study Area: along the Ortega Hill Road extending from U.S. Highway 101 to Ortega Ridge Road; on the eastern portion of Greenwell Avenue, and in scattered locations within the drainages north of the abandoned section of Greenwell Avenue. The last two locations provide the most valuable resources because of their distance from dense residential development, as well as their proximity to wetland habitat.

Oak Woodlands provide valuable cover, forage and nesting areas for wildlife, and are therefore among California's richest wildlife communities. Thirty-five percent of California's land mammals utilize oaks sometime during their lives and 110 species of birds use oak habitats during the breeding season.

Riparian Woodlands

Greenwell Creek extends north from U.S. Highway 101 at Greenwell Avenue. The drainage splits into two main forks where Greenwell Avenue (the segment still in use) bends to the west. The southern fork follows the aforementioned road, while the northern drainage flanks the abandoned segment of Greenwell Avenue. With the exception of severe drought conditions, this water course has a perennial stream flow. Even in years of extreme drought, the creek remains dotted with small, shallow ponded areas that may support the sensitive California Red-legged Frog (*Rana aurora draytonii*), Southwestern Pond Turtles (*Clemmys*

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marmorata pallida) and other amphibians. As little as six inches of muddy water in a very small area will provide enough moisture to sustain even a mature turtle throughout the summer (Hunt, 1990). **Willow Riparian Woodland** within this creek consists of Arroyo Willow (*Salix lasiolepis*) with a dense, tangled understory of: Sticky Baccharis (*Baccharis douglasii*) Western Goldenrod (*Solidago occidentalis*); Poison Oak (*Toxicodendron diversilobum*); and the introduced Bristly Ox Tongue (*Picris echiodes*). Clumps of Cattails (*Typha latifolia*) are present near the most continually ponded sites along the forks. Dense stands of Giant Reed (*Arundo dunax*), an invasive exotic, have established where the creek crosses Lillie Avenue.

Two smaller, drier and less diverse **Willow Riparian Woodlands** remain within the Study Area. One is apparently a third fork of the main creek, and follows along the eastern side of Asegra Drive, within the County of Santa Barbara road easement. The third woodland extends north of Evans Avenue.

A more open and structurally diverse riparian community than the Willow Woodland is present in the southeastern portion of the Study Area, along the mouth of Toro Canyon Creek off Padaro Lane. This **Willow/Sycamore Woodland** is dominated by Western Sycamore (*Platanus racemosa*), Arroyo Willow and Coast Live Oak. This habitat offers excellent perching and nesting sites for raptors.

Eucalyptus Woodlands

Four major **Eucalyptus Woodlands** remain within the Study Area: along Ortega Ridge Road near its intersection with Ortega Hill Road; just northwest of the intersection of Via Real and Padaro Lane; south of Highway 101, also along Padaro Lane; and a windrow flanking Lambert Road (growing in association with Coast Live Oak). Understory is virtually non-existent within this community due to the inhibitory effects of leachate common to the genus. Eucalyptus has been imported to Southern California from its native Australia. However, the woodlands do provide roosting and nesting sites for raptors, smaller bird species and small mammals, and function as important overwintering sites for monarch Butterflies.

Mixed Woodlands and Savannah

Although these habitats are more correctly defined as "landscapes" rather than wildlands, they none-the-less provide important forage and nesting sites for wildlife, as well as adding to community aesthetics. The **Mixed Woodland** located just east of Ortega Ridge Road is especially well developed, and contains an assemblage of tall eucalyptus, oak, cypress, pine and other exotic trees. The grounds surrounding the Jostens property, located south of Ortega Hill Road, support a **Mixed Savannah** which contains a less mature association of non-native trees and Coast Live Oaks.

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Coastal Sage Scrub

Remnant patches of a fairly depauperate **Coastal Sage Scrub** habitat are scattered throughout the undeveloped portions of the Study Area. This community is composed of shrubs and subshrubs from one to three meters in height. California Sagebrush (*Artemisia californica*), Coyote Bush (*Baccharis pilularis* var. *consanguinea*) and Sage (*Salvia* spp.) dominate.

A richer, denser and taller form of the Coastal Sage Scrub community occurs in the relatively remote area north of the abandoned portion of Greenwell Avenue and south of Hunt Drive. Lemonadeberry (*Rhus integrifolia*), a dark-green shrub with thick, leathery leaves, forms a continuous mat over a good portion of the area. This species is generally common on ocean-facing bluffs and inland where coastal microclimates are most influential. Laurel Sumac (*Rhus laurina*) is found occasionally on the steep and rocky slopes, along with the above-mentioned common Scrub species. Several Toyon (*Heteromeles arbutifolia*) were also noted, and corses of Coast Live Oak line the drainages. The Laurel Sumac, Toyon and Coast Live Oak are more commonly associated with chaparral communities, and their presence at this site suggests that the location represents a transition zone between the more coastal Scrub and the Chaparral. This latter community probably covered the slopes just above the Study Area, and was removed to accommodate agricultural and residential development. Because of the heterogeneity of a transitional zone and the variety of habitats present, this area is the most valuable remaining upland site within the Study Area.

Disturbed Scrub

Past disturbance to native communities is evident in a large portion of the "White Hole" site as well as along Greenwell Avenue. Weedy introduced species such as Sweet Fennel (*Foeniculum vulgare*) found in drier sites, and Castor Bean (*Ricinus communis*), growing in mesic to hydric locations, have invaded areas that have been disked or temporarily disturbed during the construction of trails, roads or homes unless active extermination efforts are pursued. These plants will persist, leaving no opportunity for natural re-establishment of the preceding native community.

Non-Native Grassland

A small area of **Non-Native Grassland** is located within the "White Hole" site. This community is dominated by annual European grasses (*Bromus* sp. *Avena* sp.).

Sensitive Plant Species

Three sensitive plant species have been identified within the Study Area: Plummer's Baccharis (*Baccharis plummerae*), Chaparral Mallow (*Malacothamnus fasciculatus* var. *nuttallii*) and White-Flowered Sticky Phacelia (*Phacelia viscida* var. *albiflora*). These species

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are presently neither listed, nor are they candidates for listing, with State or Federal species protection agencies⁹. The California Native Plant Society (CNPS) maintains its own categorization of rarity and endangerment, and includes Plummer's *Baccharis* within their List 4 species (a "watch" list). The *Phacelia* and the Chaparral Mallow are considered "Species of Local Concern" in the Santa Barbara community because they are endemic to the region (Santa Barbara Botanic Garden, 1988). No currently listed (or candidate) rare or endangered plant species have been found within the Study Area. Appendix D contains a listing of sensitive plants in the Community Plan area, and the locations of known populations are noted.

Environmentally Sensitive Habitats

Four habitats found within the Study Area have been designated Environmentally Sensitive Habitats (ESH) in the Santa Barbara Local Coastal Plan (County of Santa Barbara, 1982):

- Wetlands (streams)
- Butterfly Trees
- Oak Woodlands
- Coastal Sage Scrub.

The latter two habitat types, **Oak Woodlands** and **Coastal Sage Scrub**, have been described in detail above. The first two types are described in further detail below.

The most significant **wetlands** are located along Greenwell Avenue (including the fork just north of the abandoned portion of Greenwell) and at the mouth of Toro Canyon Creek. Other wetland habitats occur along Asegra Road and north of Evans Avenue. Planning and management approaches must provide for the long-range protection and restoration of "urbanized" wetlands. These areas have unique hazards and development pressures including high lot values, small parcel sizes, and severe water quality threats.

Three known, historic or suspected **butterfly roosts** are located within the Study Area: a narrow grove of eucalyptus along Lambert Road; a eucalyptus grove northwest of the intersection of Via Real and Padaro Lane; and a small grove of Cypress in the 300 block of Ortega Ridge Road (Calvert, 1990).

The eucalyptus windrow along Lambert Road (known as the Fleischman's Estate) is a large historic site for monarch butterflies (*Danaus plexippus*). Use of the site has been substantially reduced after extensive tree removal between 1984 and 1985. However, monarchs are known to have used the windrow since the pruning, and may over-winter at the site in greater numbers when the windrow has regrown.

⁹

The California Department of Fish and Game and the U. S. Fish and Wildlife Service.

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The second grove of eucalyptus, located north of Via Real at the intersection of Padaro Lane, is identified as a potential aggregation site in a monarch study prepared for the County of Santa Barbara (Calvert, 1990). This grove is close to both nectar (a lemon orchard) and Toro Canyon Creek. No butterflies were noted at the site during surveys conducted by Calvert (1990), as well as during a biological resource study of the "White Hole" property (Dames and Moore, 1989). However, aggregations containing more than 10,000 individuals were seen on several occasions in 1987 and 1988 (Gira, 1990). The grove may now be temporarily abandoned due to a thinning of the canopy in response to severe drought conditions and past tree trimming.

The third potential wintering site is a cluster of Cypress trees located in the 300 block of Ortega Ridge Road. Although no monarchs were seen during the 1990 Calvert survey, this grove was reported in an extensive state-wide monarch study (Sakai et al., 1989).

A final eucalyptus tree site with purported butterfly roosting potential is located at the western end of the storage shed near the trailer park. This site was not identified in the aforementioned study, but could support butterflies. The County DERC has recommended verification of butterfly use of the site in 1991, and an update of resource maps if appropriate.

2. *Policies and Actions*

The habitats which are discussed above are shown in Figure 22 (Biological Resources Map) and are essential to the continued existence of flora and fauna in the Summerland community. The purpose of the following policies and implementing strategies is to preserve and enhance the biological resources within the community.

Policy BIO-S-1: **Environmentally Sensitive Habitat areas within the Community Plan Study Area shall be protected, and where appropriate, enhanced.**

Action BIO-S-1.1: The County shall require appropriate protection measures (e.g. fencing) where necessary to protect sensitive biological resources during all construction.

Action BIO-S-1.2: All new development within 100' of an Environmentally Sensitive Habitat, including but not limited to, riparian, oak or willow woodlands, and coastal sage scrub shall be required to provide for setbacks or undeveloped buffer zones (possibly through open space easements) from these habitats. Staff shall refer to the Summerland Biological Resources Map for information on the location of native habitats, as well as referring to other available data (i.e., other maps, studies or observations). Installation of landscaping with compatible

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native species may be required within the buffer zone to offset impacts to sensitive habitats from development and increased human activities onsite. If the project would result in potential disturbance to the habitat, a restoration plan shall be required. When restoration is not feasible onsite, offsite restoration may be considered.

- Action BIO-S-1.3:** Further development within the well-developed, transitional Coastal Sage Scrub/Chaparral habitat, south of Hunt Drive and north of the riparian corridor near the abandoned section of Greenwell Avenue, shall be designed to avoid fragmentation of the habitat area.
- Action BIO-S-1.4:** In rural areas, new development shall provide for "escape routes," for wildlife where appropriate and shall not interrupt major wildlife travel corridors within the Community Plan Study Area (typical wildlife corridors are provided by drainage courses and similar undeveloped natural areas).
- Action BIO-S-1.5:** In the event that activities determined to be zoning violations result in the degradation of native habitat, the applicant shall be required to prepare and implement a habitat restoration plan. Degraded or disturbed areas of an identified habitat outside of any formal landscaping plan shall be restored with appropriate native species to offset increased development and increased human and domestic animal presence.
- Action BIO-S-1.6:** Where sensitive or valuable biological resources occur within or bordering a project site, a County approved biologist or other experienced individual acceptable to the County may be required to monitor construction within/bordering the resource area as determined necessary by RMD.
- Action BIO-S-1.7:** As determined necessary by DER, prior to issuance of occupancy clearance a biologist shall provide written confirmation to RMD/DER stating that the applicant has complied with all construction-related biological resource mitigation measures.
- Policy BIO-S-2:** Significant biological communities shall not be fragmented into small non-viable pocket areas by development.
- Policy BIO-S-3:** Monarch Butterfly roosting habitats shall be preserved and protected.
- Action BIO-S-3.1:** Any construction, grading or development within 200 feet of known or historic butterfly roosts shall be prohibited between November 1

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and April 1. This requirement may be modified/deleted on a case-by-case basis where either DER or additional information/study with the approval of DER concludes that one or more of these activities would not impact monarchs using the trees.

- Action BIO-S-3.2:** Prior to issuance of a CDP or LUP for development within 200' of known or historic butterfly roosts, RMD shall determine if the proposed project would have the potential to adversely impact monarch butterfly habitat. This shall be determined based on proximity to known, historic, or potential butterfly trees. The Summerland Biological Resources map shall be considered in determining proximity as well as other available information and maps. In the event the proposed project does have the potential to adversely impact monarch butterfly habitat, the applicant shall submit to DER a butterfly Roost Protection Plan. This plan shall be developed at the applicant's expense and shall be included on any grading designs. The plan shall include the following information and measures:
- a. The mapped location of the windrow or cluster of trees where monarch butterflies are known, or have been known, to aggregate;
 - b. A minimum setback of 50 feet from either side of the roost shall be noted on the plan. Buffers surrounding potential roosts may be increased from this minimum, to be determined on a case by case basis. A temporary fence shall be installed at the outside of the buffer boundary. All ground disturbance and vegetation removal shall be avoided within this buffer region; and
 - c. Native vegetation shall be maintained around this buffer.
- Action BIO-S-3.3:** The County shall amend Article II zoning maps to designate the Monarch Butterfly Habitat area as shown in Figure 23 as "Environmentally Sensitive Habitat" (ESH). [accomplished with the adoption of the Plan]
- Policy BIO-S-4:** **Trimming or clearing of vegetation within 50' of the Monarch Butterfly Habitat located adjacent to Via Real and Lambert Road or along riparian habitats shall not occur without the review and the approval of the Resource Management Department.**
- Action BIO-S-4.1:** A trimming or clean-up plan shall be approved by the County Resource Management Department and shall include supervision by a qualified biologist.

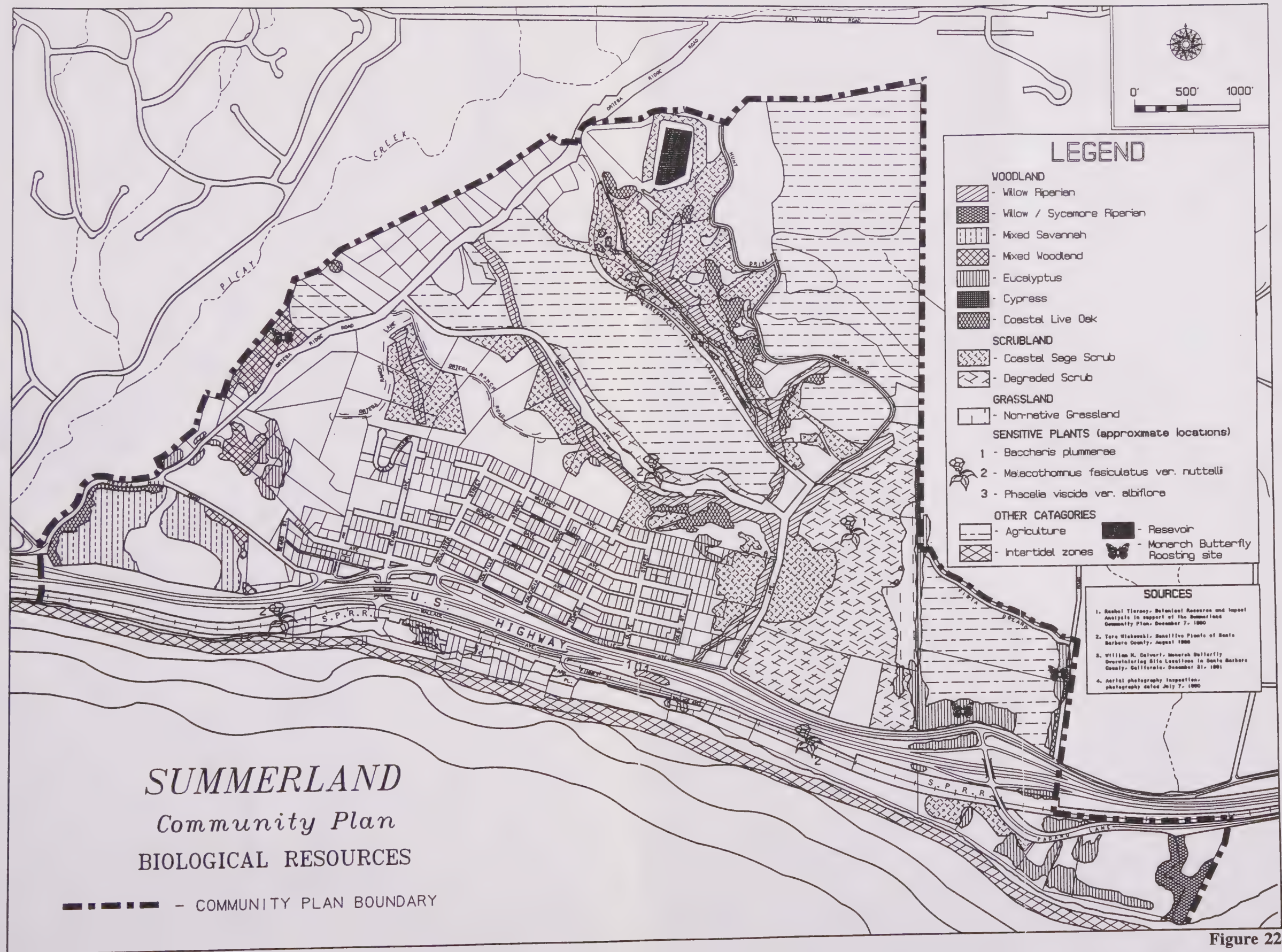
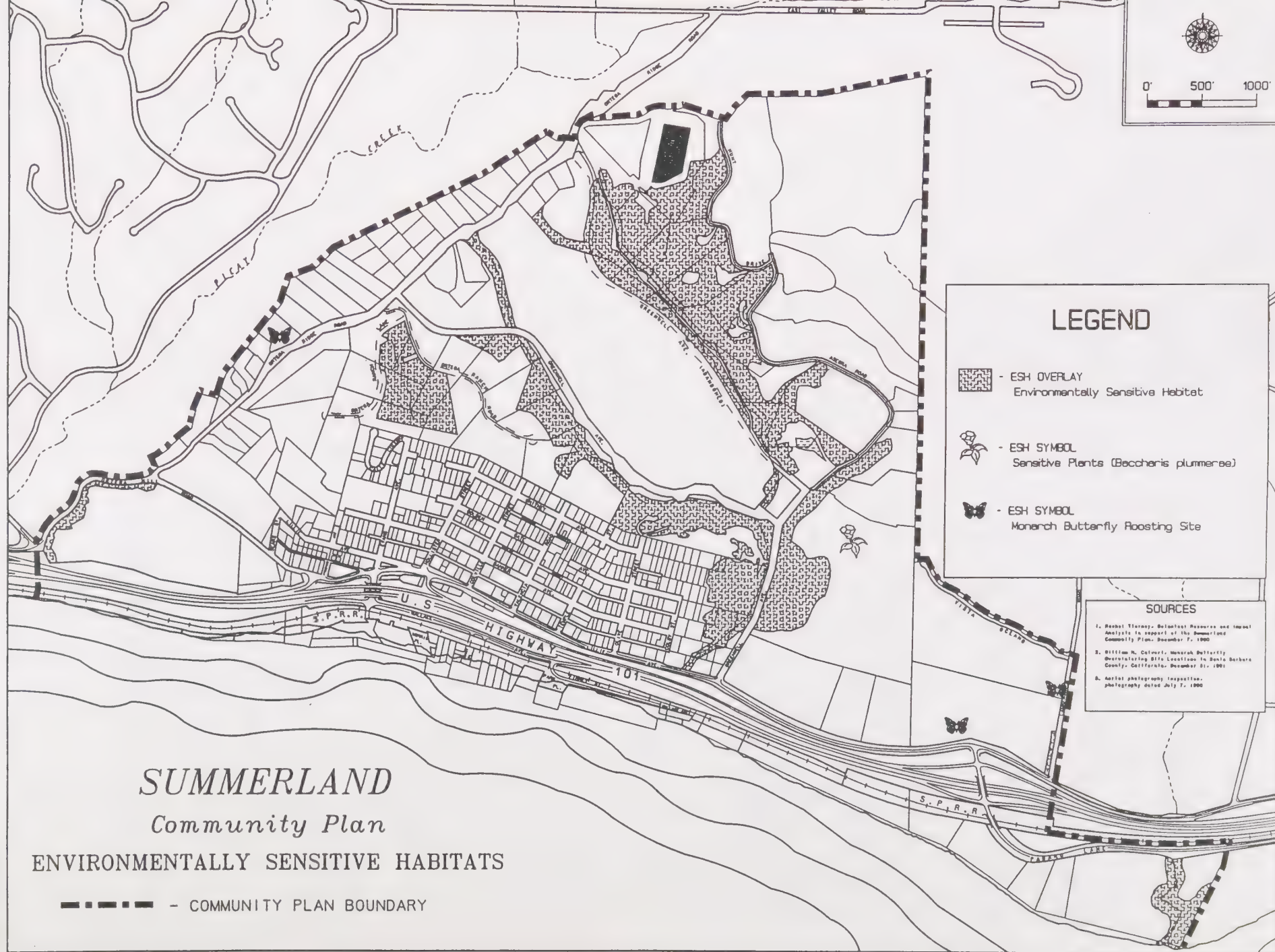


Figure 22



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- Policy BIO-S-5:** The use of drought-tolerant and native landscaping shall be encouraged, especially in parks and designated open space.
- Action BIO-S-5.1:** The use of drought tolerant and native vegetation shall be required in landscape planting designs in the Community Plan Study Area. Invasive species shall be prohibited in or near environmentally sensitive habitat areas. The California Native Plant Society publishes a list of invasive species which may be referred to. This would allow more flexibility in developed urban areas without adversely impacting native vegetation in rural areas.
- Policy BIO-S-6:** To the maximum extent feasible, specimen trees shall be preserved and the planting of new trees shall be required. For the purposes of this policy, specimen trees are defined as those having unusual scenic or aesthetic quality, serving as known raptor nesting or key roosting sites, having important historical value, are unique due to species type or location or have been defined as a significant biological resource in a certified environmental document. Typically, non-native trees of less than 25 inches in diameter at breast height may not qualify as specimens.
- Action BIO-S-6.1:** The County shall work with the community to develop a tree preservation ordinance which would include Summerland.
- Action BIO-S-6.2:** When funding is available, the County shall develop a street tree planting program and a general landscaping program for the public right-of-way areas of Summerland. The following items shall be incorporated into the County's street tree planting and general landscaping program:
- a. The Programs shall include the residential and commercial areas of Summerland;
 - b. Street tree designations shall be designed to enhance view corridors;
 - c. The use of native drought tolerant plants shall be incorporated into the Programs;
 - d. The Programs shall include the provisions for deep root, root guards to be installed with all new trees;
 - e. The Programs shall be reviewed and approved by the County Board of Architectural Review;
 - f. The Programs shall be implemented as funds become available; and
 - g. All new development shall be required to provide street trees pursuant to the adopted Street Tree Planting Program.

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- Action BIO-S-6.3:** All existing native trees shall be preserved to the maximum extent feasible in new development. If preservation is not possible, a replacement planting program shall be required.
- Action BIO-S-6.4:** Tree protection plans shall be required for all new development where native and specimen trees may be impacted by new development.
- Action BIO-S-6.5:** Where trees may be impacted by new development, a Tree Protection Plan may be required where either the project site contains native or other biologically valuable trees (i.e., oaks, willows, sycamores, cottonwoods, cypress, eucalyptus,) or where such trees on adjacent properties have driplines which reach onto the project site. The requirement for a Tree Protection Plan may be modified or deleted where it can be found that no trees (proposed to be retained) would be potentially damaged by the project activities. This decision shall be based on the location of trees and the project's potential to directly or indirectly damage trees through such activities as grading, brushing, construction, vehicle parking, supply/equipment storage, trenching or the proposed use of the property. The Tree Protection Plan shall be developed at the applicant's expense and should be prepared by a County approved arborist/biologist as determined to be necessary by the County. The plan must be approved by RMD prior to issuance of a Coastal Development Permit. The plan shall be included on all grading and building plans. The County's standard Tree Protection Plan is included in the Standard Mitigation Measures/Standard Conditions Manual.
- Policy BIO-S-7:** **Riparian habitat areas shall be protected from all new development and degraded riparian habitats shall be restored where appropriate.**
- Action BIO-S-7.1:** Riparian protection measures shall be based on a project's proximity to riparian habitat and the project's potential to directly or indirectly damage riparian habitat through such activities as grading, brushing, construction, vehicle parking, supply/equipment storage, or the proposed use of the property. Damage could include, but is not limited to, vegetation removal/disturbance, erosion/sedimentation, trenching, and activities which hinder or prevent wildlife access and use of habitat. Prior to issuance of a Coastal Development Permit, the applicant shall include a note on the grading and building plans stating the following riparian habitat protection measures:

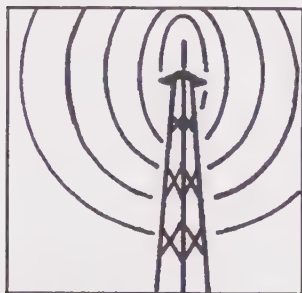
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- a. A setback as designated in Coastal Plan Policy 9-37 (generally 100' in rural areas, 50' in urban areas) from either side of top-of-bank of Greenwell Creek, precluding all ground disturbance and vegetation removal, shall be indicated on all grading plans; and
- b. Prior to initiation of any grading or development activities associated with a Coastal Development Permit, a temporary protective fence shall be installed along the outer buffer boundary at the applicant's expense. Storage of equipment, supplies, vehicles, or placement of fill or refuse, shall not be permitted within the fenced buffer region.

Measure b may be modified/deleted in the event that the County finds that this measure is not necessary to protect biological resources (i.e., due to topographical changes or other adequate barriers).

Action BIO-S-7.2: On-site restoration of any project-disturbed buffer or riparian vegetation within all portions of Greenwell and Toro Canyon Creek shall be mandatory. A riparian revegetation plan, approved by the County, shall be developed by a County approved biologist (or other experienced individual acceptable to the County) and implemented at the applicant's expense. The revegetation plan shall use native species that would normally occur at the site prior to disturbance. The plan shall contain planting methods and locations, site preparation, weed control, and monitoring criteria and schedules.

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C. ELECTROMAGNETIC

1. Existing Conditions and Issues

There has recently been considerable media coverage and resultant public concern regarding potential health effects associated with exposure to electro-magnetic fields. Various studies, some new and some dating back many years, suggest a possible link between adverse impacts to human health and exposure to electric power lines and electrical appliances. Some of the media coverage has referred to research studies which report a possible increase in cancer, especially in childhood cancer, for people living or working near electric power lines.

Voltage (electric pressure) on any wire produces an electrical field around the wire. For example, when you plug an ordinary lamp into an electrical outlet, voltage enters the lamp cord and the cord emits an electrical field. When you switch the lamp on, current flows through the cord and this "movement" of electricity creates a magnetic field as well. There is no magnetic field around an appliance when it is turned off.¹⁰

There has been considerable disagreement over the conclusions of the numerous studies which have attempted to determine the human health effects from electro-magnetic fields. As more studies become available, public health and planning officials will need to determine what levels of electro-magnetic radiation are acceptable and how new development should be planned near existing power lines, power stations, and other development which may emit electro-magnetic fields. It should be noted however, that appliances found in typical single family homes also emit electro-magnetic fields (refrigerators, clocks, televisions, etc.,).

Locally, a study was recently prepared by the Department of Health Services to research a possible link between a cluster of cancer cases in children in Montecito and exposure to potential electro-magnetic fields. The fields studied were from a sub-station located across the street from Montecito Union Elementary School and power lines near the school's kindergarten classrooms. Although this study did not confirm a link between the sub-station and power lines and the childhood cancers, other research has indicated a possible correlation between childhood cancers and long-term exposure to 2.5 milligauss or higher of magnetic fields. Others have placed the level of concern as low as 1.0 milligauss.¹¹

¹⁰ SCE "What We Know and Don't Know About Electric and Magnetic Fields" handout

¹¹ Santa Barbara News Press article, Melinda Burns, 3/21/91

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D. FLOODING AND DRAINAGE

1. Existing Condition and Issues

Flood hazards are present in most communities with proximity to creeks and drainage courses, as well as the ocean and other surface water bodies. Major flooding can result in areas where high intensity rainfall produces heavy run-off in a short period of time. Narrow stream channels on steep hillsides and urbanized areas where extensive impervious surfaces have been created are especially prone to rapid run-off and potential flooding problems.

The Summerland Study Area is characterized by steep slopes which can produce a rapid runoff situation. This Area is divided into two separate drainages, each with different hazards and problems: 1) the rural drainage area and 2) the urban drainage area. The "rural" drainage area encompasses the northern portion of the Study Area and is characterized by moderately steep slopes with natural vegetation or agricultural uses such as orchards. This area is naturally drained by the creek that runs along Greenwell Avenue. This creek appears to be only a seasonal drainage, as it does not flow year-round. Toro Canyon Creek drains the easterly portion of the rural drainage area, however, the majority of this creek is outside the Study Area. The creek enters the Study Area only at its southernmost terminus, in the vicinity of Loon Point.

The FIRM (Flood Insurance Rate Map) encompassing the "rural" drainage area indicates that Toro Canyon Creek (adjacent to the eastern Study Area boundary) would produce a narrow band of flooding outside of the creek channel in a 100-year storm event. In addition, the Santa Barbara County Flood Control District (SBCFCD) map indicates that the unnamed creek in the rural drainage area which runs along Greenwell Avenue from an area roughly in the center of the study area southeast down to Lillie Avenue would produce a narrow 100-year flooding zone. Areas of potential flooding hazards are depicted on Figure 24 (Flooding and Beach Erosion). Flooding impacts associated with these two creeks could be avoided by locating any proposed development outside of the flood zones. However, for the purposes of a drainage discussion, it should be noted that the natural drainage system in the rural portion of the Community Plan area functions adequately under normal rainfall conditions.

The second drainage area in Summerland is the "urban" drainage area. This area encompasses the residentially and commercially developed portions of Summerland. Drainage within this urban area appears originally to have been provided by two steep natural coastal arroyos, which have been truncated by the U.S. Highway 101 and Southern Pacific Railroad facilities. Only limited storm drain facilities have been developed in Summerland; a storm drain runs along Evans Avenue and various cross streets have culverts

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which carry water under the roadway. This system delivers water into the existing drainage network which outlets through culverts under Highway 101.

Due to the steep slopes, dense urban development, prevalence of impervious surfaces and a lack of drainage infrastructure, localized erosion, sedimentation and ponding have occurred within this urban area. In particular, ponding has occurred on Evans Avenue at the intersection with Lillie Avenue and higher up the hill at the intersection with Calle Colebra. Another area where ponding has occurred is to the east of Ortega Ridge Road and just north of Ortega Hill Road. The worst area of ponding occurs at Varley/Evans. Sediment basins have been established in these three areas to control erosion and flooding problems. The location of these sediment basins are indicated on Figure 24. In addition to the major ponding problems discussed above, there are continuing erosion, property damage, and nuisance problems throughout Summerland associated with elevated run-off volumes and poor drainage controls.

2. Policies and Actions

The steep slopes which are characteristic of Summerland as well as the development of structures and paved surfaces have created drainage problems throughout the community. The following policies and strategies provide for a comprehensive approach to the existing problems while establishing development standards to ensure proper drainage in new developments.

- Policy FLD-S-1:** **In order to minimize existing community-wide flooding and drainage problems, all new development shall provide adequate drainage.**
- Action FLD-S-1.1:** County Flood Control District shall prepare a Master Drainage Plan for Summerland to determine where additional drainage infrastructure is needed and to set priorities for improvement projects. This is a high priority and should be initiated within three years of adoption of the Community Plan. This Plan shall include methods for funding the improvements.
- Action FLD-S-1.2:** The County shall require all new development projects located in the Summerland area to contribute their fair share of the improvement costs as outlined in the Master Drainage Plan.
- Action FLD-S-1.3:** Site specific drainage systems shall be designed in concert with geotechnical requirements to avoid infiltration of surface water which would exacerbate geologic hazards; impervious surfaces should be

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utilized where necessary to control adverse geologic or drainage conditions, but should be minimized to avoid the generation of substantial new run-off volumes.

Policy FLD-S-2: All new development in the Special Problems Area shall be reviewed by the Special Problems Committee and prior to issuance of Building Permit the Committee shall make a finding that the project will not contribute to existing drainage problems and is consistent with and implements the Master Drainage Plan.

Action FLD-S-2.1: For any proposed new development where the building site would be subject to adverse drainage impacts from surrounding properties, or which would create offsite drainage impacts, an on-site drainage system shall be designed by a registered civil engineer and approved by the County Flood Control District to intercept drainage (e.g., perimeter troughs and/or drain inlets) and to safely deliver this run-off to the nearest public street.

Action FLD-S-2.2: For any proposed new development which would be constructed prior to the emplacement of Master Drainage Plan improvements to serve the project, the developer shall be responsible for constructing certain drainage system elements in order to control project run-off. The required improvements may include, but shall not be limited to, the following:

- 1) For developments draining to streets oriented east/west, curbs and gutters shall be provided on the subject street to convey water along the natural gradient to the closest north/south oriented street; and
- 2) For developments draining to streets oriented north/south, curbs and gutters shall be provided on the subject street to convey water along the natural gradient to the closest existing storm drain inlet.

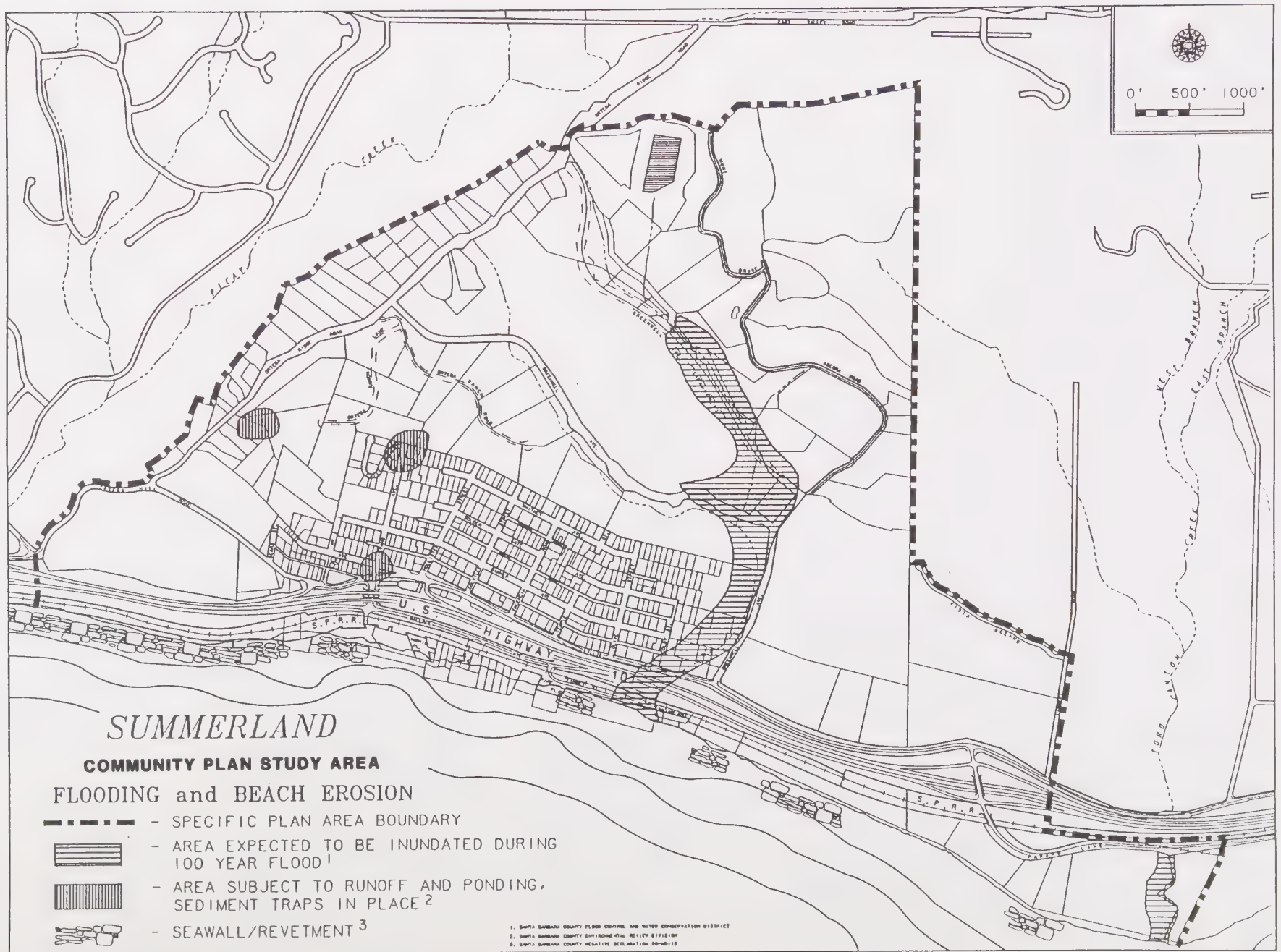
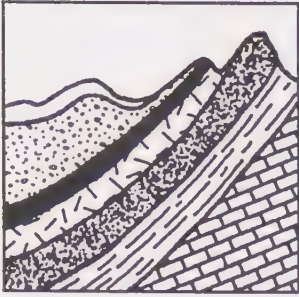


FIGURE 24

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E. GEOLOGY, TOPOGRAPHY, AND SOILS

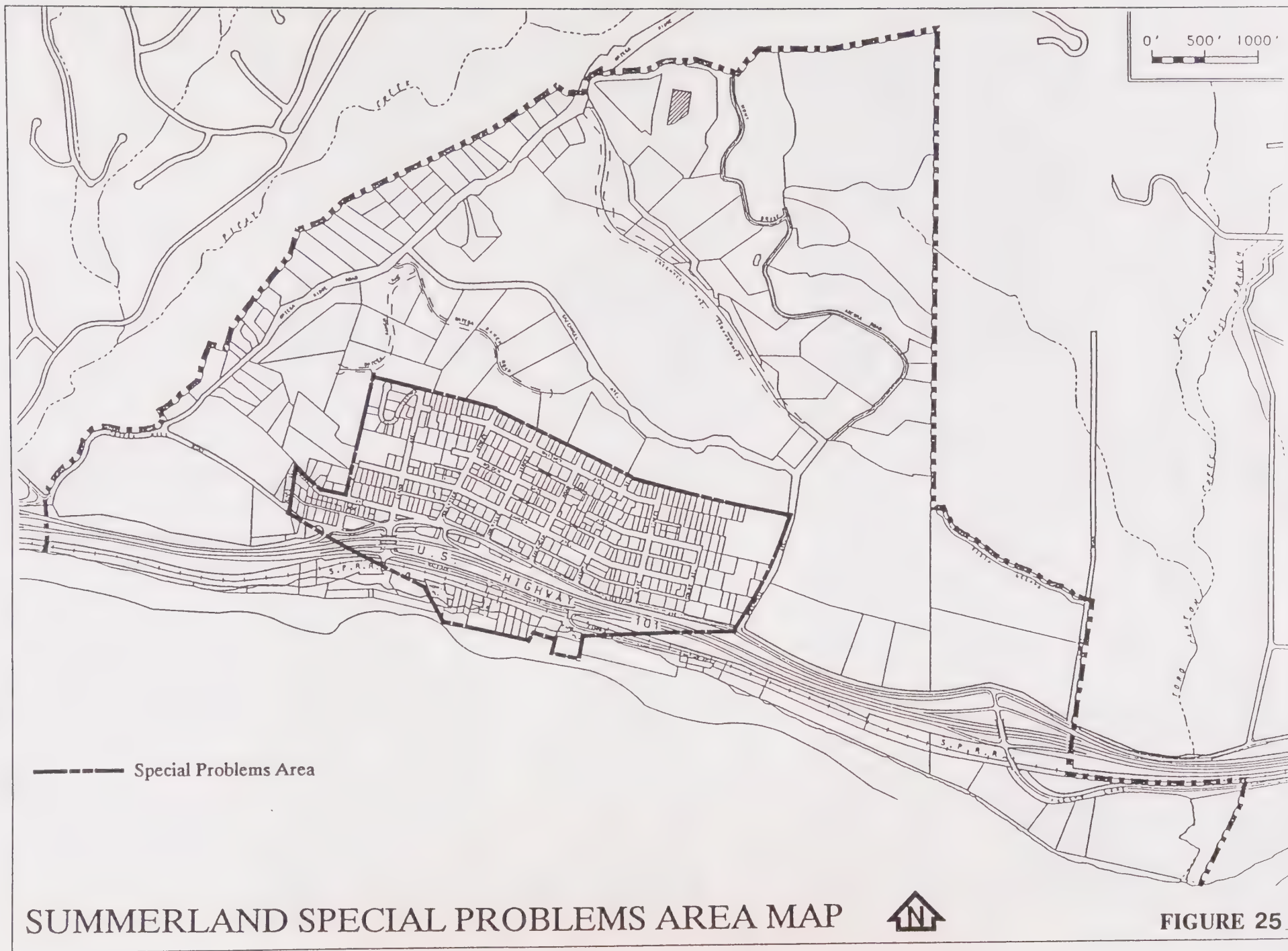
1. Existing Conditions and Issues

A geohazards assessment was completed in December 1985, by Staal, Gardner and Dunne Incorporated, which evaluated surface soils and geologic conditions within the Summerland area. The purpose of the assessment was to assist the County of Santa Barbara Building and Safety Division in the initial geotechnical review of proposed developments within the Summerland area. Subsequently, the County designated Summerland as a "Special Problems Area" which requires the completion of additional County review for any proposed development sited in these areas. Figure 25 (Special Problems Area) illustrates the boundary of this Special Problems Area. Geologic structures and hazards within the Community Plan area are discussed below and are given a general graphic depiction in Figures 26, 27 and 28 (Geology, Geologic Problems I, and Geologic Problems II).

Stratigraphy and Structure

Summerland is located in the foothills of the Santa Ynez Mountains, near the western edge of the Transverse Ranges. The Rincon Formation which consists of silty claystone and clayey siltstone underlies the Summerland area. This formation exhibits gently rolling topography with many landslides and soil creep features. In the southern portions of the Community Plan area, the Rincon Formation is overlain by the Casitas Formation, Terrace Deposits, colluvium (e.g., materials eroded from immediately upland areas) and landslide debris.

The dominant structural feature in the area is the Summerland syncline (e.g., a u-shaped fold in the underlying bedrock) which trends down the ridgeline in the northern portion of the Community Plan area. The "North Summerland Fault" has been mapped trending parallel to the Summerland syncline, and located between Banner and Golden Gate Avenues. East of Greenwell Avenue this fault is located just north of Lillie Avenue, and transects portions of the "White Hole" Property. Other nearby structural features include the Summerland fault and the Loon Point anticline to the south of the area and the Mission Ridge, Montecito and Fernald Point faults to the north and west of the area. The reader is referred to Figure 26 for a geologic map of the area which displays these structures and formations.



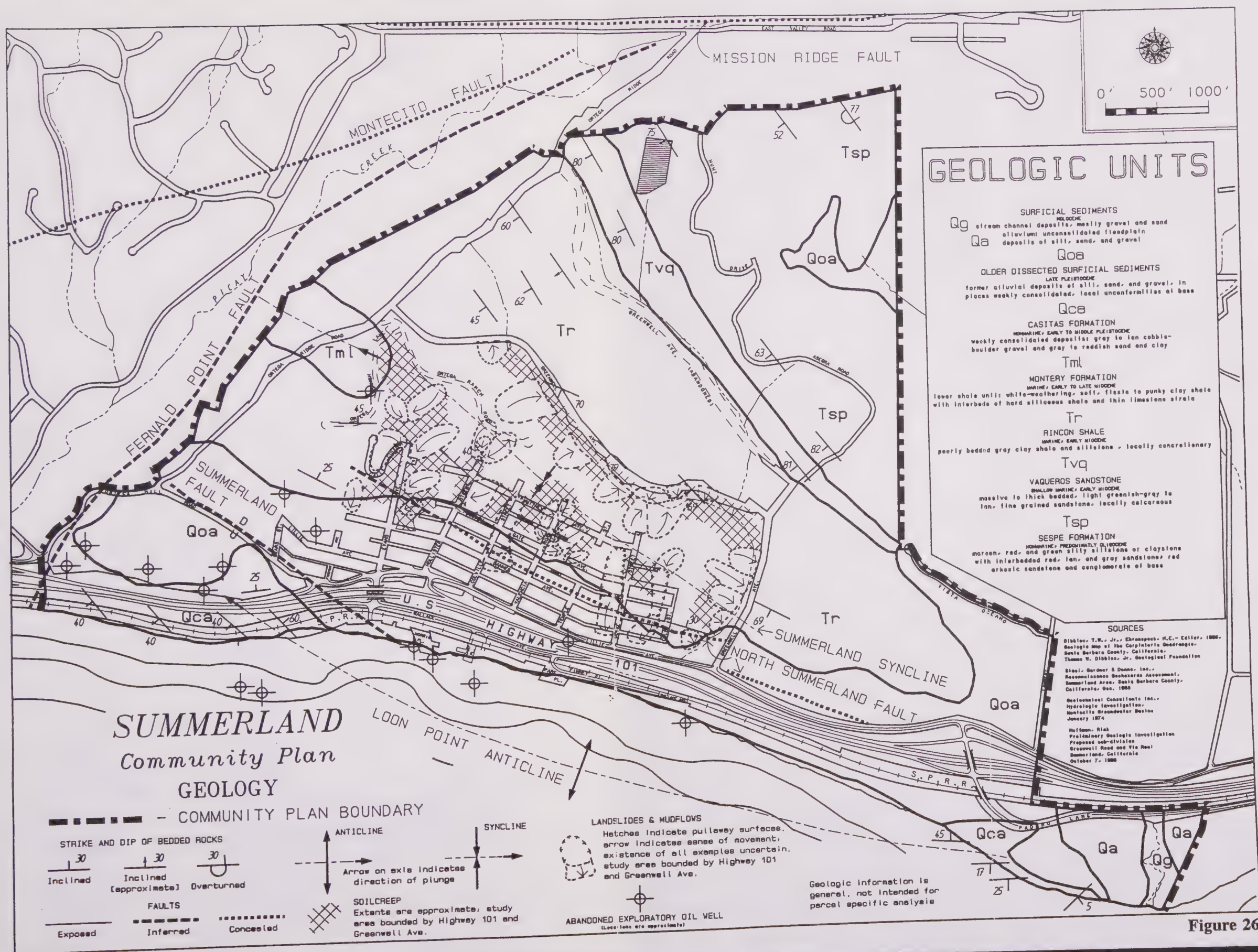


Figure 26

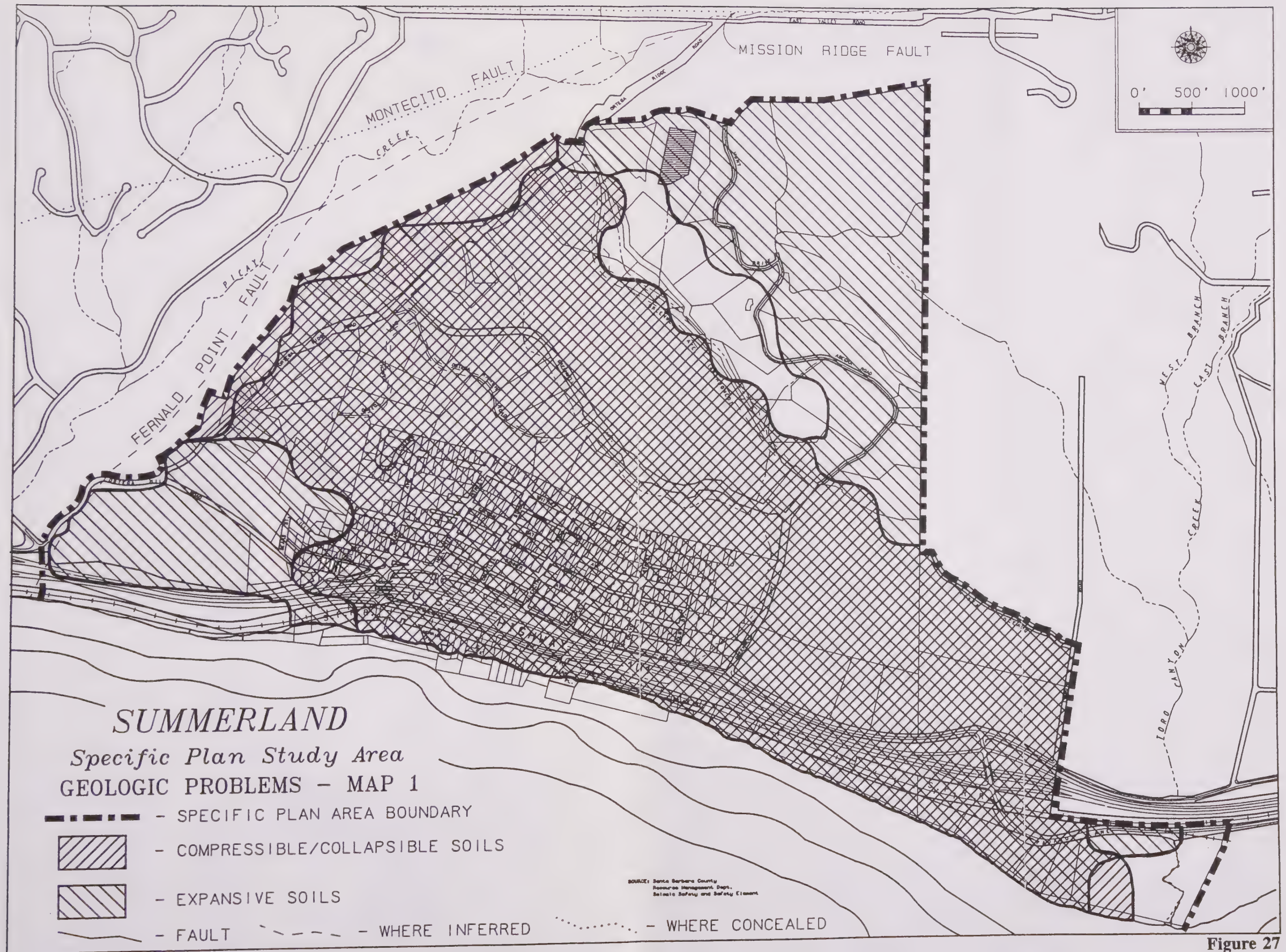
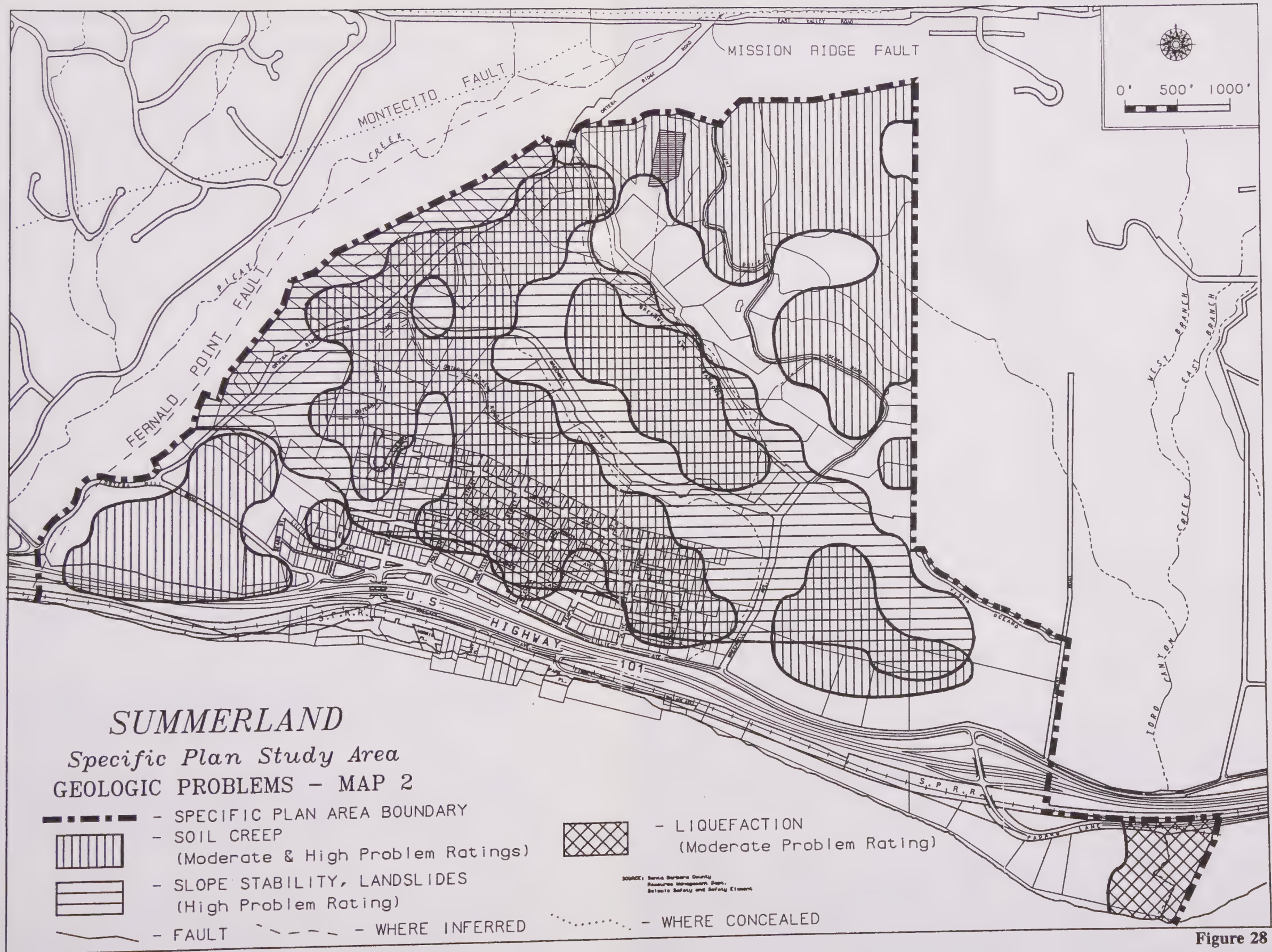


Figure 27



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Soil-related Hazards

There are three potential soil-related hazards present in the Community Plan area: 1) liquefaction, 2) expansive soils, and 3) compressible/collapsible soils. Liquefaction is the loss of shear strength in well-sorted, loose and saturated soils resulting from ground shaking during an earthquake. The seismic shock waves densify loose, saturated, granular soils causing rearrangement of the pore space between the sand grains. The resulting low shear strength and volume reduction can cause extreme settlements or even overturning of structures supported on such soils.

Expansive soils within the Community Plan area are present in areas underlain by the Rincon Formation. This fine-grained unit contains clay minerals that swell (expand) with increasing moisture content and shrink upon drying. Special foundation designs for new buildings are needed to address the hazard to structural stability posed by these swelling clays.

Compressible soils in the Community Plan area are comprised generally of alluvial or colluvial materials. These soils are fine-grained, poorly-cohesive soils of low strength, which consolidate and cause settlement when surcharged with structure loads, particularly when saturated. Settlement of soil under load occurs slowly and may continue, although at a diminishing rate, for a number of years. Collapsible soils are low density, fine-grained, dominantly granular soils, usually with minute pores and voids. When these soils become saturated with water, they undergo a rearrangement of grains, resulting in substantial and rapid settlement under relatively low loads. Therefore, such soils are sensitive to an increase in moisture content caused by an increase of surface water infiltration. Development on identified collapsible soils can increase the potential for extreme settlement and loss of slope stability.

Slope Stability

There are two potential slope stability related hazards present in the Study Area: 1) soil creep, and 2) landslides. Both of these hazards involve surface materials derived from the Rincon formation.

Soil creep is the slow downslope movement of surface soils. It involves clayey soils and is due to the volume changes from cyclic wetting and drying. During periods of heavy and prolonged rains, the soils may become saturated and slump, creating a small shallow form of landslide involving only the upper few feet of surficial material.

Landslide potential can be identified, at least on a tentative basis, on steeper hillside slopes steeper than 20% (5:1). In a typical landslide failure, slope materials move down hill as a unit leaving behind an empty "pop-out" scar. The Rincon Formation, which occurs throughout the Summerland area, is very unstable and is prone to landsliding. Due to it's

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expansive nature, large cracks form in the overlying soil cover during the dry season. When it rains, water enters these cracks and penetrates down to the unweathered materials. When the shear strength of the clay is exceeded by the weight of the trapped water, a part of the surface soils may fail downslope. The stability of slopes in the Summerland area depends greatly on control of surface water to prevent erosion and saturation of weak clay soils. Additionally, septic systems can contribute water directly to sensitive subterranean zones (e.g., the interface between soil and unweathered bedrock materials) and greatly exacerbate the potential for slope failure. Historically, landslides and mud flows have occurred in various parts of the Community Plan area, and for this reason Summerland has been given a high to moderate rating for landslides. Figure 26 indicates areas within Summerland which show signs of active landsliding.

Seismic Hazards

Earthquake events involve two phenomena: ground rupture and ground shaking (or seismicity). Ground rupture is confined to the trace of the fault, and is a response to the differential movement of blocks of material on either side of the fault. North Summerland Fault is inferred to parallel the Summerland syncline within the southern portion of the Community Plan area. This fault is considered potentially active¹² and represents a risk of ground rupture. Ground shaking is not confined to the trace of a fault, but rather propagates into the surrounding areas during an earthquake, with the intensity diminishing as distance from the fault increases. The Summerland area is in a zone of "high seismicity" potential, created by the presence of regional and local faults in the area. In addition to the four faults depicted on Figure 26, there are nine significant, active faults¹³ in the region. Pertinent information on these faults is illustrated in Table 4. Of the four faults depicted in Figure 26, the North Summerland, Mission Ridge and Fernald Point faults are considered to be potentially active. Impacts from seismic shaking within the Summerland Community Plan area, given the numerous faults in the area, are potentially significant.

Regarding ground shaking, the Uniform Building Code (UBC) includes four seismicity zones of increasing risk, based on peak ground acceleration. The expected maximum ground acceleration in each of these zones is as follows:

Zone I	Less than 20% of gravity
Zone II	20% to 50% of gravity
Zone III	50% to 70% of gravity
Zone IV	Greater than 70% of gravity

¹² Potentially active faults are those with demonstrable movement sometime within the last two million years, but not within the most recent 11,000 year period.

¹³ Active faults are those with demonstrable movement within the most recent 11,000 year period.

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The latest edition of the UBC indicates that all of Santa Barbara County is encompassed by Zone IV. Accordingly, the County of Santa Barbara requires that all structures be built to Zone IV standards of the UBC.

Table 4
Active Faults in the Region

Fault	Distance From Plan Area (Miles)	Maximum Credible Earthquake (Richter)	Maximum Probable Earthquake (Richter)
Arroyo Parida (Mission Ridge)	1	7	6
Santa Ynez	4	7.5	5.75
Mesa	5	6	4
Red Mountain	5	7.5	5.75
Oak Ridge	12	7.5	6.25
Big Pine	17	7.5	5.75
Los Alamos/Baseline	18	7	6
San Cayetano	25	7.5	6.25
Santa Cruz Island	30	7.5	5
San Andreas	36	8.5	8.25

Beach and Bluff Erosion

Because the Summerland community is situated along the coast, ocean processes are an important issue. The hazards associated with ocean processes are sea cliff retreat and tsunamis. Sea cliff retreat is caused by direct wave erosion, run-off over the upper edge and down the face of the cliff, or percolation of ground water through permeable zones emerging at the cliff face. It has been recorded that the average rate of retreat is six inches per year in the Summerland Area.¹⁴ Tsunamis (sometimes referred to as a "tidal wave") are caused by submarine or near coast earthquakes. The Summerland community, because

¹⁴

R.M. Norris, Sea Cliff Retreat Near Santa Barbara, California, UCSB 1968.

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of its proximity to the ocean, is vulnerable to such an event. According to the Seismic Safety Element, risk from a tsunami to developments on or near the coast of Santa Barbara County undoubtedly exists, and must be considered in prudent planning. However, it should be noted that where steep bluffs, 15 feet or greater in height, are present the tsunami threat is not considered serious. Since the bluff height in the Summerland area exceeds 30 feet in height, tsunamis are not considered a threat.

The coastal bluff area in Summerland is faced with erosion problems from direct attack by storm waves upon unconsolidated fill materials. The erosion is part of a regional ocean/sand movement process which can be affected by poorly-designed shore protection devices along Summerland beaches and coastline areas to the north. There are a number of shoreline protection devices that influence the littoral (e.g., along-shore) transport of sand in the Summerland area. Bluff-top erosion or "sea-cliff retreat" may pose a serious threat to existing and proposed developments, due to the potential for the undermining and loss of structures and site improvements placed adjacent to the sea-cliff.

Radon Gas Hazards

The Rincon formation is present throughout most of the Community Plan area. This formation typically is composed of marine claystone and siltstone. These rocks have a high uranium content which decays and releases radon, a radioactive gas.

Radon is recognized as a health hazard by the Environmental Protection Agency (EPA) and is known to cause lung cancer. Damage is actually caused by the energy released through the decay process of Radon to other byproducts. If inhaled, alpha particles released from Radon gas decay and may cause cellular genetic damage and trigger the onset of cancer. Radon gas seeps upward through rock and soil layers, eventually reaching the ground surface, or if present, a structure or building. The gas may seep from soil into buildings through cracks or other openings in floors or basements, potentially increasing in concentration once inside the building. The eventual concentration of the gas inside the building is largely dependent upon the air flow dynamics of the structure.¹⁵ Radon is undetectable to human senses, including sight, smell, and taste.

The EPA has established an "action level"¹⁶ for radon in indoor air of 4.0 picocuries/liter

¹⁵ Environmental Protection Agency, Radon Reduction Techniques for Detached Houses, 1988.

¹⁶ An "action level" is that concentration or limit, as defined by the EPA, above which action must be taken to provide a solution to the problem. Typically, once concentrations have exceeded the action level, the EPA requires that actions be taken to at least reduce the concentration below action levels.

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(pCi/L). A person who occupies a house that has levels of 4 pCi/L would have an increased lifetime risk of lung cancer estimated to be about 1 to 2 percent, based on a 70-year exposure and a 75% occupancy rate. Based on the limited data available about average radon levels in U.S. homes (about 1.5 pCi/L), and population risk assessment extrapolations from the incidence of lung cancer among miners exposed to elevated levels of Radon, the EPA has estimated that between 5,000 and 20,000 lung cancer deaths a year in the United States are due to Radon, making it the second leading cause of lung cancer (cigarette smoking is the first).

For indoor air Radon concentrations between 4 and 20 pCi/L, the EPA recommends that action be taken within a few years to reduce levels to 4 pCi/L or lower. For levels more than 20 pCi/L and up to 200 pCi/L, action should be taken within a few months to reduce concentrations as far below 20 pCi/L as possible. If the levels are more than 200 pCi/L, immediate action should be taken to reduce the concentration as far as possible below 200 pCi/L. Existing Radon hazards in the Summerland area have been previously documented at levels as high as 51 pCi/L. Therefore, future exposure to Radon within the Community Plan area is of significant concern.

General Requirements

Structures built in areas with soil related hazards, such as the Summerland Community Plan Area, usually require special consideration in design (reinforcement), moisture control, and drainage to minimize effects. Structures can be supported by a large reinforced grid or may have foundations which more evenly distribute the load and have enough strength so that any settlement will be uniform. Each project would require its own site specific analysis to determine the extent of the hazards on the project site.

As stated in the County of Santa Barbara's Comprehensive Plan Seismic Safety and Safety Element, "depending on the exact nature of the problem, slope stability problems or landslides can often be corrected or stabilized by remedial grading involving such techniques as flattening existing slopes, construction compacted fill shear keys, buttresses or stability blankets, or removing the landslide mass entirely. However, a substantial amount of analysis and engineering design must be done in such cases. This, coupled with the cost of the remedial grading, can make safe development of an existing landslide or a potentially unstable hillside area a very expensive and potentially aesthetically damaging operation."

2. Policies and Actions

Summerland's location on a steep hillside and the number of buildings developed on these slopes creates concern regarding geologic and soils hazards. In addition, there is concern

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due to the proximity of development to faults. The following policies and strategies are designed to reduce hazards for new development within the community of Summerland through mitigating potential geologic and soils concerns.

Policy GEO-S-1: Construction within fifty feet of Historically Active and Active Fault traces shall be avoided. The County shall require special engineering features to minimize potential structural damage from fault rupture for any structures which cannot avoid faults.

Policy GEO-S-2: Development restrictions shall be required to decrease the potential for soils or slope hazards.

Action GEO-S-2.1: The County shall amend the zoning ordinance to require that permits for grading for individual building pads not be issued until the structure has received Final BAR approval.

Action GEO-S-2.2: The preparation of a geology/soils report shall be required for all new structures in the Community Plan area. The report shall be reviewed by the Special Problems Committee and the County Resource Management Department prior to the issuance of Building Permits.

Action GEO-S-2.3: Require a detailed drainage plan for all development to minimize landslide, soil creep and erosion hazards. This plan shall be reviewed and approved by the Resource Management Department and, if the site is within the Special Problems Area, by the Special Problems Committee prior to issuance of building permits.

Action GEO-S-2.4: All new development shall be required to test the proposed site for the presence of Radon gas, unless testing is deemed unnecessary by the County given previous tests undertaken on the same site or in the vicinity, and protective construction techniques shall be required if deemed necessary.

Action GEO-S-2.5: Landscape plans shall be required for all new development which proposes development on slopes greater than 20 percent to ensure revegetation of graded areas. All landscape plans shall be subject to review by the County BAR; landscape securities shall be required unless expressly waived by RMD.

Action GEO-S-2.6: Homes shall be designed and constructed in accordance with Environmental Protection Agency (EPA) guidelines for minimizing impacts associated with radon gas exposure. All building plans shall be

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reviewed and approved by RMD and Public Works prior to issuance of land use clearance for future structures.

Action GEO-S-2.7: For any proposed residential subdivisions, which require CC&Rs, in Summerland, these CC&Rs shall include a statement regarding the potential for exposure to radon hazards and shall note the requirement for construction of homes in accordance with EPA guidelines. These CC&Rs shall be reviewed and approved by DER prior to the recordation of the final map.

Action GEO-S-2.8: Prior to issuance of Coastal Development Permits, a determination shall be made regarding which, if any, of the following measures shall be incorporated into grading plans. This decision shall be based on the project's proximity and potential impact to sensitive habitats (i.e., riparian) and the presence of steep slopes, erosive soils, etc., on or adjacent to the project site. Consideration shall be given to all of the activities which would likely occur as part of the permit being considered, such as grading, brushing, construction, vehicle parking, supply/equipment storage and trenching:

- a. Sedimentation, silt and grease traps shall be installed in paved areas to act as filters to minimize pollution reaching downstream habitats. These filters would address short-term construction and long-term operational impacts;
- b. Temporary, low-cost erosion control, such as hay bales and debris fencing shall be installed within unpaved areas during the rainy season (typically from November to March) whenever the threat of erosion and sediment movement into drainages exists;
- c. Graded slopes shall be temporarily seeded with non-invasive or naturalized annual grasses, if landscaping is delayed past the onset of the rainy season.

Policy GEO-S-3: All new development on ocean bluff-top property shall be carefully designed to minimize erosion and sea cliff retreat and to avoid the need for shoreline protection devices in the future.

Action GEO-S-3.1: The County shall require all development proposed to be located on ocean bluff top property to perform a site specific analysis, prior to project review and approval, by a registered or certified geologist to determine the extent of the hazards (including bluff retreat) on the project site. Recommendations indicated in the analysis required by RMD shall be implemented.

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- Action GEO-S-3.2:** All new development proposed for the bluff-top shall minimize or avoid acceleration of seacliff retreat. Actions to minimize retreat shall include, but not be limited to, restricting septic tank use, minimizing irrigation, and utilizing culverts and drainage pipes to convey run-off.
- Action GEO-S-3.3:** Where possible, all drainage from bluff-top parcels shall be conveyed to the nearest street. Where such drainage must be conveyed over the face of the bluffs, such drainage lines shall be combined with those of neighboring parcels where possible, and sited and designed to minimize visual disruption of the bluff area.
- Action GEO-S-3.4:** As part of the Master Drainage Plan for the community, the Flood Control District shall address the drainage on the bluff-top area with the intent of conveying drainage away from bluff-top parcels to the nearest roadway.
- Policy GEO-S-4:** Excessive grading for the sole purpose of creating or enhancing views shall not be permitted.
- Policy GEO-S-5:** The County shall pursue environmentally benign methods of maintaining the sand supply on Summerland beach.

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F. HISTORY AND ARCHAEOLOGY

1. Existing Conditions and Issues

Historical Resources

Spiritualist leader H. L. Williams established the town of Summerland in 1888 within the borders of land originally owned by Apolonio Zuniga, later known as the Ortega Ranch. He envisioned a Spiritualist community named "Summerland" on the site, so he surveyed and platted a 150-acre townsite in December, 1888. He may have taken the name from Spiritualist literature which identified "Summerland" as the home of departed spirits [Myrick, 1988: 71,103]. Williams laid out a grid of 43 blocks, each containing 64 lots measuring 25 by 60 feet and priced at \$25 each. The lot size was intended to provide ample room to pitch a tent while attending spiritualist meetings, but some purchasers preferred to put down roots in the community and bought several lots for home site [Myrick, 1988: 71]. The Spiritualist community of Summerland was dedicated on May 12, 1889 [Myrick, 1988: 72].

Spiritualism was a mystic religion, whose adherents claimed to be able to communicate with the dead [News-Press, June 17, 1962]. Summerland Spiritualists held seances and gatherings in the Spiritualist temple and hosted regular camp meetings. Williams advertised the colony throughout the country, and the town drew hundreds of participants to camp meetings [Lambert, 1975: 31]. The pleasant seaside site was so attractive that Williams sold several hundred lots in the first month after the town plat was filed. By May of 1890, Williams reported that "36 houses including a new school building had been completed" [H.L. Williams to Galen Clark, letter May 14, 1890]. Summerland became home to so many believers in supernatural phenomena and mediums that locals referred to the community as "Spookville" [Myrick, 1988:75 and Lambert, 1975:31].

"Spookville" began to take on a new character in 1894 when resident Smith Cole struck oil while digging a well [Myrick, 1988:81]. Cole's discovery prompted an oil boom in Summerland. By 1899, some 22 companies operated over 300 oil wells in the area [U.S. geological Survey, 1909:17]. In 1896, the world's first offshore oil well was sunk from a Summerland pier and the shore soon became forested with wooden drilling derricks [Easton, 1972:89].

Frantic oil development radically changed the Spiritualist and quiet nature of the town. Discovery of natural gas deposits in 1890 created much excitement throughout the State but caused anxiety among Spiritualist residents. Williams, however, saw no apparent conflict between his intention for a Spiritualist colony and oil and gas exploration because in July,

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1890 he leased oil, gas and mineral rights of the Ortega Rancho to a Santa Barbara syndicate [Myrick 1988:74]. His decision, which seems to have been prompted by persistent financial difficulties, altered the course of development. Wildcat drilling crews descended on Summerland and sank gas wells in the town's street, much to the dismay of townspeople [Myrick, 1988:77]. Many of the original Spiritualist settlers moved elsewhere, although camp meetings continued to be held in Summerland as late as 1913.

Oil production in Summerland peaked at the turn of the century but declined rapidly between 1899 and 1907. The heavy crude oil drawn from Summerland wells was ideal for refinement into petroleum distillates and asphalt roofing tar produced by the Seaside Oil Company's refinery in Summerland. By the 1930's, Summerland's oil fields were nearly depleted [Myrick, 1988:107].

Other commercial endeavors evolved in Summerland. Oyster beds were planted offshore early in the century, and during World War I the U. S. Government operated an experimental plant to extract potash, a chief ingredient in gunpowder, from kelp [News-Press April 27, 1975 and Myrick, 1988:101]. Construction of the coastal freeway through Summerland in 1951 destroyed much of the original townsite.

Although a complete systematic survey of historical structures in the Summerland community has not been done, a brief survey of nine structures was completed in 1989 by a University of California, Santa Barbara Public History Class. Numerous structures apparently exceed 50 years in age and are therefore considered important from a historical standpoint. No County Historical Landmarks are recorded in Summerland.

Archaeological Resources

The South Coast area, including the entire tri-counties area, is one of the richest and most valuable archaeological regions in California. Research indicates that Native American Indians have used this area for 7,000 to 9,000 years. Numerous significant archaeological sites have been discovered and surveyed in the Santa Barbara County area. Many resources have been recovered including remains of Native American Indian villages, temporary camps, fishing and hunting areas, and ceremonial sites in the Santa Barbara Channel and Coastal area.

Summerland and Carpinteria were densely populated by the historic Chumash population as these areas were particularly desirable due to the resources available (i.e., creeks, marshes, woodlands, and the ocean). These environments provided a variety of food sources for the early occupants. Sites have been primarily located along creek corridors, along the bluffs near the ocean, and on prominent ridgelines and knolls. Within the Summerland area, there are several known and recorded archaeological sites in a variety of environmental contexts from coastal bluffs to Santa Ynez foothill ridges. The resources found at these sites reflect a wide variety of activities including cemeteries, encampments and other activities.

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Shell midden, sandstone artifacts, faunal remains, and human remains have been discovered within the recorded sites. (See Figure 29, Archaeological Map, to identify the location of recorded archaeological sites within the Summerland Community Plan Study Area).

Recorded archaeological sites must be highly considered in future planning efforts in the Summerland Area. Additionally, it is likely that there are many other sites within the Study Area which have yet to be discovered. The County currently has extensive archaeological guidelines to protect cultural resources. In areas where significant archaeological resources have been discovered, it is recommended that disturbance be avoided as much as possible and alternative locations be found for such activities. When it is not possible to avoid harmful activities on archaeological sites, specific mitigation measures should be implemented to reduce harm to important cultural resources. Professional archaeologist and Native American monitoring of excavation for earth disturbing activities is recommended within the boundaries of the prehistoric archaeological site. Sufficient time should be allowed for emergency salvage excavations and for more extensive archaeological surveys surrounding known archaeological sites. Additionally, archaeological sites should be properly fenced and buffered with sterile soil from approved construction activities. Barring avoidance of the known archaeological sites, any approved activity should incorporate the site as open space to be seeded with shallow-rooted vegetation, thereby protecting the cultural resources from extensive damage.

2. Policies and Actions

Policy HA-S-1: **Significant cultural, archaeological and historical resources in the Summerland area shall be protected and preserved.**

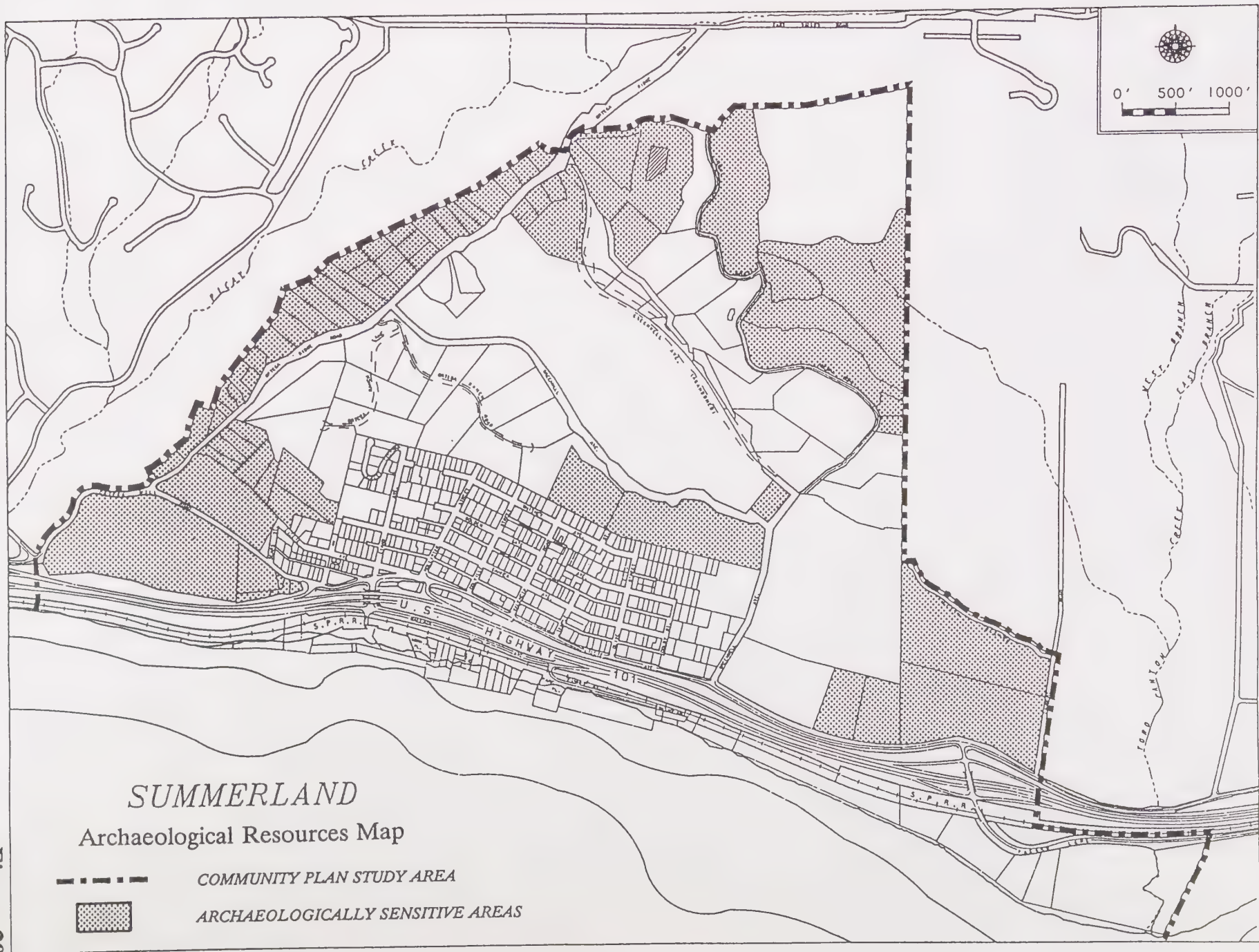
Action HA-S-1.1: Prior to issuance of a CDP or LUP, RMD shall determine whether the project site is located in either a known archaeological site or in an area with potential archaeological resources. This shall be determined by consulting the Summerland Archaeological Resources Map (Figure 29) as well as the DERC staff archaeologist for any new archaeological survey results which would update Figure 29.

In the event that the site is located in an area which is likely to contain archaeological resources and there has not yet been a Phase I survey of the property, the applicant shall fund preparation of a Phase I survey to be prepared by an RMD-qualified archaeologist, unless this requirement is specifically waived by the RMD staff archaeologist (based upon his/her professional opinion that the Phase I is not needed to avoid archaeological resources). All recommendations of an

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archaeological report analysis including completion of additional archaeological analysis (Phase 2, Phase 3) and/or project redesign shall be implemented or incorporated into the proposed development prior to issuance of the CDP or LUP.

- Action HA-S-1.2:** Appropriate preservation and restoration/renovation measures shall be implemented to ensure that adverse impacts to significant historical resources are avoided except where they would preclude reasonable development on a parcel.
- Action HA-S-1.3:** All remodeling resulting in increased building size or demolition of designated Historic structures shall be reviewed by RMD for consistency with County Comprehensive Plan historic resource preservation policies.
- Action HA-S-1.4:** When funding is available, the County shall work with the Summerland Citizens Association and the County Landmarks Committee to develop and maintain a historic resource survey of the Summerland Planning area to provide the basis for future preservation efforts.



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G. NOISE

1. Existing Conditions and Issues

Noise throughout the County of Santa Barbara is composed of many sources, the loudest of which are related to transportation. Road traffic, followed by rail and air traffic, are the most significant sources of noise. The high noise levels can affect human health and well being as well as creating a disturbance to sensitive biological

habitats.¹⁷ The State of California and the County of Santa Barbara have established criteria for noise exposure which require that interior noise levels within residential dwelling units fall below 45 dBA¹⁸ and that exterior living areas (e.g., yards, balconies and patios) be located and/or designed in such a manner so as to keep noise exposure levels below 65 dBA. Therefore, proposed development within the above-referenced corridor would require an acoustical analysis and specific design features to minimize potentially significant noise impacts.

Ambient noise levels within the Summerland area are generated by vehicular traffic on U.S. Highway 101 and by the Southern Pacific Railroad. See Figure 30 for a map of Summerland's Noise Constraints. Ambient noise generated by these two sources form a "noise corridor" approximately one mile in width, running in an east/west direction along the southern most portion of the Summerland Area. The highest noise levels, 70 dBA or more, are found just north and south of the Freeway along Lillie Avenue and along areas south of the railroad. Noise levels decrease to between 65-69 dBA one or two blocks north of Lillie Avenue at Banner Avenue, and in the Summerland beach area. At Golden Gate Avenue, in residential Summerland north of the freeway, noise levels decrease to 60 dBA.

¹⁷ Background noise levels generally are lower at night than during the day, but individual noise events are more intensive at night since they stand out against background noise more sharply than during the daytime. Noise is measured as the unit of sound decibel (dB) and expressed in noise contours as the day-night average level (L_{DN}) and as the Community Noise Equivalent Level (CNEL). Noise contours usually refer to a single noise source, although they sometimes combine multiple sources. CNEL and L_{DN} are noise indicators averaged over a 24-hour period that account for differences in intrusiveness between daytime and nighttime noises. In practice CNEL and L_{DN} are virtually identical and are used interchangeably.

¹⁸ dBA stands for the unit of sound measure decibel in a weighted network. The A-weighted utilizes a filter to discriminate against low and very high frequencies in a manner similar to the human hearing mechanism at moderate levels.

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Noise hazards in Summerland can be addressed in two ways. Existing noise levels which reach the community can be reduced by creating noise walls or berms along major transportation routes. Secondly, new development should be located in areas which avoid placing noise sensitive uses (e.g., residential units, outdoor recreation, hotels, etc.) in close proximity to noise sources. If this is not possible, adequate insulation and special construction techniques should be incorporated into new projects.

2. Policies and Actions

Policy N-S-1: Interior noise-sensitive uses (i.e., residential and lodging facilities, educational facilities, public meeting places and others specified in the Noise Element) shall be protected to minimize significant noise impacts.

Action N-S-1.1: Development of noise sensitive uses should be designed to provide sufficient attenuation of ambient noise levels for indoor living areas and, where practical, for outdoor living areas. Review of new noise sensitive uses (as defined in the Noise Element of the Comprehensive Plan) should include the following considerations:

- a. It is recommended that the CNEL values be established by on-site measurements for proposed noise sensitive developments between highway 101 and the east-west line defined by Golden Gate Avenue, as the actual CNEL value at a specific location depends on the exposure to the highway and railroad.
- b. Residential use of the upper stories of structures along Lillie Avenue could be subject to high noise levels. An exterior to interior noise reduction of at least 35 dBA is required in such cases, although normal construction techniques and materials contribute only about a 20 dBA reduction. For this reason, a detailed evaluation of the overall acoustical insulation provided by the combination of the various building components (e.g., doors, windows, walls, roofs, etc.) would be necessary to establish the adequacy of the design to reduce noise levels.
- c. The provision of outdoor living areas for the above residential areas may also be feasible. The proposed architectural design as well as the siting and orientation of the structure should minimize to the greatest extent possible impacts to outdoor living areas from ambient noise levels.

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Action N-S-1.2: For discretionary projects meeting the definition of a noise sensitive land use as defined in the Noise Element of the Santa Barbara Comprehensive Plan (Page 58) and which:

- 1) is located between U.S. Highway 101 on the south and the east-west line defined by Golden Gate Avenue to the north, or
 - 2) is located south of U.S. Highway 101
- shall be subject to an acoustic evaluation. The evaluation should include a study of the ambient noise level, determination of the CNEL at the site and an analysis of the architectural design requirements to ensure compliance with the County of Santa Barbara Noise Threshold Criteria for indoor areas in the DER Thresholds Manual. Where feasible and desirable, design shall also consider noise levels for outdoor living areas. The evaluation should be prepared by a professionally registered engineer with a specialty in environmental acoustics.

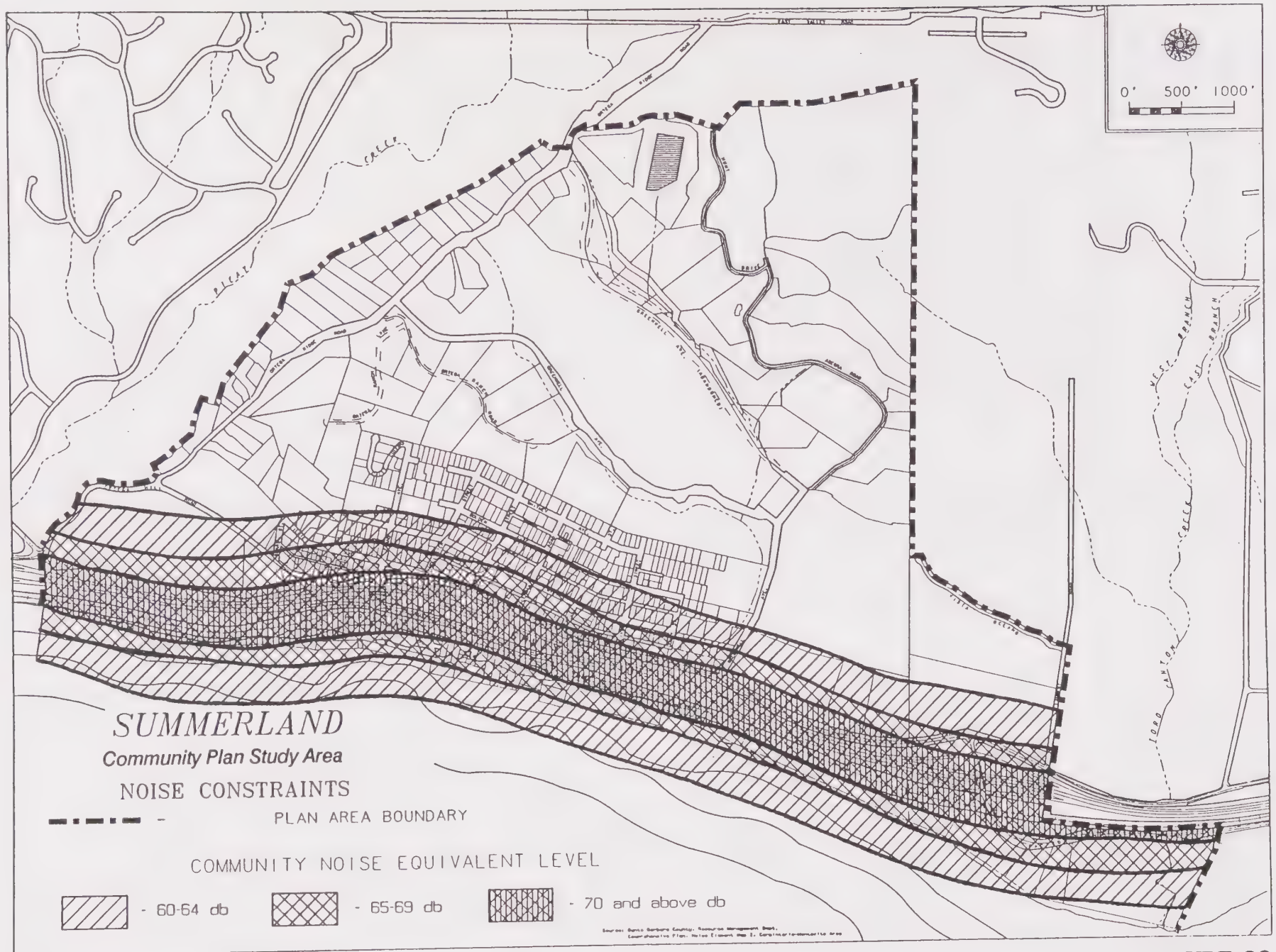


FIGURE 30

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H. RISK OF UPSET/HAZARDOUS MATERIALS

1. Existing Conditions and Issues

Southern Pacific Railroad tracks bisect the Community Plan area, generally located adjacent to the south side of U.S. Highway 101. In the areas where Wallace Avenue parallels U.S. Highway 101, the tracks are adjacent to the south side of Wallace Avenue. The railroad tracks separate the beach recreation resources and coastal residences from other portions of the Community Plan area. In the eastern portion of the Community Plan area, as far west as the vicinity of Olive Street, there are two sets of tracks. The second set of tracks is used to "sideline" a train while another train passes in the opposite directions, to avoid collisions between opposing trains on the main tracks. The remainder of the track length in the Community Plan is comprised of a single set of tracks.

There are four at-grade rail crossings in the Community Plan area: one at Evans Avenue, two private crossings for access to residential developments located approximately 100 feet apart and 1,000 feet east of the Evans Avenue Crossing, and the fourth at Finney Street, adjacent to the Summerland Sanitary District Plant. Ten passenger trains pass this area daily, while four freight trains per day utilize this stretch of track. South Coast freight (i.e., freight originating within or destined to the South Coast area) is the only remaining freight traffic transported along this track. The concern which exists due to the presence of the Southern Pacific Railroad tracks within the Summerland Community Plan area is the potential for train derailment or release of hazardous materials (defined in more detail below), and additional development which could be located adjacent to the tracks.

A second source for potential "risk of upset" is a gas transmission main. The Southern California Gas Company has a sixteen (16) inch diameter high pressure gas distribution main which crosses the Summerland area, generally within the northern right-of-way for Lillie Avenue. The principal concern with respect to the presence of this gas line is the potential for improvements or development to conflict with the alignment of the pipeline, causing potential failure or rupture of pipeline.

Lastly, Jostens Inc. operates a ring manufacturing facility located in Summerland (Sub-area A). The facility uses and stores a variety of hazardous materials associated with the manufacturing process. These materials could be classed into two broad categories: 1) materials which are harmful to human health, and 2) materials which are flammable (it should be noted that several substances would fall into both categories). Some of the substances also have additional properties such as corrosivity or reactivity, but these properties are less important from a risk of upset standpoint. The facility also produces several hazardous wastes. A list of the most important hazardous substances is on file at the County of Santa Barbara. The list includes an indication of classification and average quantity stored at the facility regarding hazardous substances.

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Since the "risks of upset" discussed above involve hazardous materials, some additional discussion of hazardous materials is warranted. A hazardous material is any substance which possesses qualities or characteristics that could produce physical damage to the environment and/or cause deleterious effects upon human health. A material may be classified as hazardous if it has any of the following properties: flammable, combustible, explosive, corrosive, strongly oxidizing, strongly acidic or basic (extreme Ph value), toxic, radioactive, etc. Due to these qualities, hazardous materials require careful handling (i.e., use, storage, disposal, etc.) in order to avoid potential damage or injury.

Incidents of environmental contamination and human injury or death associated with hazardous materials have created a public awareness of the potential for adverse effects from careless handling or use of these substances. Consequently, a number of federal, state and local laws have been enacted to regulate the management of hazardous materials. Two pieces of legislation are of particular interest here: the Federal Resource Conservation and Recovery Act (RCRA), and the State Hazardous Materials Management Act (HMMA).

RCRA requires, among other things, that each facility which generates hazardous waste (a hazardous material with no useful purpose) must obtain a generator permit from the Environmental Protection Agency (EPA). All hazardous waste haulers must also be permitted, as well as every hazardous waste disposal facility. A manifest document for each waste product must be filled out and filed with the EPA before such waste leaves the generator site. In this manner, the EPA can "track" hazardous wastes from the generator site to ensure they are properly disposed of in a certified disposal facility.

HMMA requires that any business which handles hazardous materials greater than specified threshold quantities must prepare a "Business Plan". The Business Plan must include an inventory of hazardous materials stored on-site (above specified quantities), an emergency response plan, and an employee training program in the event of a release of hazardous materials. Such Plans must be prepared at the time when a new facility would begin operation, and are reviewed and recertified every two years or when ever conditions change at the facility. A Hazardous Materials Business Plan is on file with the County Environmental Health Division.

Additionally, there is one final "safety" issue in Summerland concerning the presence of abandoned oil wells. Within Summerland there are numerous wells of three types: oil, gas and dry test holes. The majority of abandoned wells are located south of the Southern Pacific Railroad, along the Summerland coastal bluff. However, there may be numerous well sites located on lands within other areas of the Summerland community, as indicated by the Division of Oil and Gas.¹⁹ These old wells are of great concern because of the potential for collapse or subsidence in the area, possible associated toxins or simply the

¹⁹ Personal Communication, Steve Fields, Division of Oil and Gas, February 1989.

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danger of an open shaft. Additionally, old metal oil structures along the beach can be partially or totally submerged in the water, thus creating hazards to beach users.

Due to the potential for discovering unknown wells the State Division of Oil and Gas (DOG) requires a developer to first research the literature available regarding abandoned well locations. If the project site is potentially associated with any abandoned well sites, the project site would be surveyed for metal. If an abandoned well site is identified the DOG is available for consultation and assistance regarding the necessary procedures which must be completed prior to issuance of building permits. If it is determined that the abandoned well would be in close proximity to the on-site structures, the developer would be required to have the well re-abandoned. However, if the well is not located near any on-site structures and is easily accessed by the DOG in the case that the well starts to spout gas, the well would not need to be re-abandoned.²⁰

2. Policies and Actions

The following policies and strategies are designed to decrease potential impacts associated with risk of upset and old oil wells and oil drilling structures, in order to protect private property owners and the public.

Policy RISK-S-1: Safety measures shall be provided to minimize the potential for risk of upset and public safety impacts within the Summerland Community Plan area.

Action RISK-S-1.1: An Emergency Response Plan shall be formulated by the County Office of Emergency Management which addresses evacuation of the beach residential area in the event of a train derailment or release of hazardous materials from a train car(s). [already accomplished]

Action RISK-S-1.2: The Fire Department shall obtain the name and phone number of a contact person for Southern Pacific Railroad so that in the event of an emergency, derailment, fire, etc., they would be able to obtain prompt information as to the contents of the rail cars. [already accomplished]

²⁰

County of Santa Barbara DER, Dave Doerner, personal communication, April 1989.

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Policy HAZ-S-1: If any abandoned oil wells are discovered, State Department of Conservation, Division of Oil and Gas abandonment removal procedures shall be followed.

Action HAZ-S-1.1: All development proposals on property with known or suspected abandoned oil wells shall have an investigation conducted by a licensed contractor, including a field survey with a magnetometer, to locate if any abandoned oil wells are present on the subject property.

Action HAZ-S-1.2: The County shall work with the State Lands Commission Division of Oil and Gas in that agency's already committed efforts to remove old oil structures along Summerland beaches and the near-shore areas.

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I. VISUALS AND AESTHETICS

1. Existing Conditions and Issues

Visual resources in the community of Summerland include local views of natural beauty (e.g., land forms, ocean, streams, vegetation, etc.), interesting landscapes, unique buildings, unusual geographic phenomena and the "beach town" character of the community itself.

Because it is situated on a narrow shelf located between the ocean and mountains, Summerland provides unique views out to the ocean as well as up to the mountains. The community of Summerland was originally built to take advantage of these visual resources.

Summerland's visual resources can be defined in three categories: 1) view corridors, 2) natural visual resources, and 3) visual resources in the built environment. One of the most prominent view corridors is that of the ocean from Summerland. One can see the Channel Islands to the south, Fernald Point to the west, and Loon Point to the east.

A second important view corridor encompasses the view north to the foothills and the mountains from upper Summerland and from Ortega Ridge Road. An additional view corridor exists as one travels along the Greenwell Avenue canyon. The 85 acre "Vista del Costa" project site is located along the north side of Greenwell Avenue, and provides scenic quality to the foreground of the view corridor. From the Padaro Lane area, a view corridor exists of the foothills to the north and of the ocean and Loon Point to the south and west.

There are also a number of important natural visual resources in the Study Area. The vacant land known as the "White Hole" is a valuable open space visual resource. Other visual resources in the Study Area include Lookout Park, which possesses unique views of the coast, Lillie Avenue and the "Downtown" of Summerland, Jostens Hill, Asegra Road and surroundings, the eucalyptus groves at Padaro Lane and the community of Summerland as it is viewed from U.S. Highway 101.

In addition to the resources discussed above there are valuable visual resources in Summerland's "built" environment which include:

- The Big Yellow House
- Galen Clark Residence
- The Summerland Presbyterian Church
- The Omelette Parlor Building (now a different restaurant)
- The "Classic" Victorians

Given the community's visible hillside location, along with its sweeping ocean and mountain views, architecture and design in the community are given special treatment. In 1974, the

SUMMERLAND COMMUNITY PLAN

Summerland Citizen's Association created the Summerland Board of Architectural Review (BAR) in order to give the community a voice in the preservation and design of the character of Summerland. The purpose of the Summerland Board is to assure that a proposed project will compliment and integrate with the character of Summerland. The Board accomplishes this by providing guidance to an applicant regarding locally appropriate architectural and landscape design features.

A surge of new development in recent years has raised concern in Summerland over several design issues. Citizens are concerned that the greater size, height and differing styles of new development do not integrate well with Summerland's existing character. It is largely agreed upon within the community that the increased scale is inappropriate for the small lots which are characteristic of Summerland. Also, the new development's larger scale blocks views from existing residences which were originally built to take advantage of the views. These community issues were raised during the series of town meetings held by the Summerland Community Plan Advisory Committee and the County of Santa Barbara in 1989. A proposed solution to these problems is the development of Design Standards for use by the Summerland and County BAR. Please see Appendix A to this Plan for the adopted Design Standards.

2. *Policies and Actions*

The following policies and strategies have been designed to address the citizens of Summerland's concerns regarding the community's visual resources by protecting existing public and private resources and enhancing community aesthetics. The implementing strategies associated with the policies have been formulated to resolve the concerns identified by the policies. The State Coastal Conservancy has prepared some schematic plans for beach area enhancement projects (Appendix D).

Policy VIS-S-1: Prior to the issuance of a Coastal Development Permit or Land Use permit, all plans for new or altered buildings or structures shall be reviewed by the County BAR.

Policy VIS-S-2: The County shall adopt Design Standards for Summerland.

Action VIS-S-2.1: Incorporate language into the BAR Guidelines which will promote the following goals:

- a. Protect the scenic character of Summerland;
- b. Preserve the architectural, rural and historic qualities of Summerland;
- c. Promote visual relief throughout the community by preservation of scenic ocean and mountain vista, creation of open space, and variation of styles of architecture, setbacks, and landscaping;

SUMMERLAND COMMUNITY PLAN

- d. Promote high standards of architectural design and the construction of aesthetically pleasing structures;
- e. Encourage the protection of public and private views;
- f. Encourage the protection of privacy for individual residences;
- g. Encourage the development of safe and attractive residential areas in a variety of housing styles;
- h. Encourage the development of attractive and appropriate commercial facilities and the signage therein; and
- i. Encourage the use of native plants, especially in the open space areas. [accomplished with the adoption of the Plan]

Action VIS-S-2.2: Establish criteria for designating a "Structure of Merit", to maintain the unique character and heritage of Summerland's existing building stock. [accomplished with the adoption of the Plan]

Action VIS-S-2.3: The County shall adopt Sign Guidelines to direct the County BAR. These guidelines shall be approved by the Board of Supervisors, the Planning Commission and the County BAR.

- a. The Sign Guidelines shall specify what are permissible signs, including the number, size, type, and placement of signs allowable on buildings;
- b. Construction and illumination specifications shall be included in the Sign Guidelines;
- c. Regulations for prohibited signs and definitions for sign exemptions shall be specified in the Sign Guidelines;
- d. Sign applications shall follow the procedure set forth in the Santa Barbara County Sign Ordinance (#2077), or its successor; and
- e. The Santa Barbara County Resource Management Department shall enforce both the Sign Guidelines and the Summerland BAR actions regarding sign approval. [accomplished with the adoption of the Plan]

Policy VIS-S-3: Public views from Summerland to the ocean and from the Highway to the foothills shall be protected and enhanced. Where practical, private views shall also be protected .

Action VIS-S-3.1: The maximum height for structures within the urban area shall be 22 feet and the maximum height for structures in the rural area shall be 16 feet.

SUMMERLAND COMMUNITY PLAN

- Action VIS-S-3.2:** The County shall amend the zoning ordinance to include height limitations which must be adhered to for all development in Summerland.
- Action VIS-S-3.3:** SCA shall work with the County to develop an ordinance that addresses the height of fences and hedges with consideration of minimizing view blockage. The ordinance shall also consider safety and aesthetics relating to the height and distance of fences and hedges from property lines.
- Policy VIS-S-4:** New development in Summerland shall be compatible with and shall enhance the community's architectural character.
- Action VIS-S-4.2:** "Acceptable" and "encouraged" architectural styles and materials for commercial and residential areas of Summerland shall be specified in the Guidelines. Conditionally acceptable and unacceptable styles and materials for the entirety of Summerland shall be specified with "exemptions with findings" to be included in the Guidelines. [accomplished with the adoption of the Plan]
- Policy VIS-S-5:** Floor Area Ratios (FAR) shall be established for commercial and residential developments to ensure that new development is compatible with the community's scale.
- Action VIS-S-5.1:** The County shall amend the zoning ordinance to include Floor-to-Area Ratio requirements which must be adhered to for all development in Summerland.
- Action VIS-S-5.2:** Establish clear and objective standards of review for both the applicant and the Board by developing a Floor Area Ratio (F.A.R.) in the Summerland BAR Guidelines. Limits on the maximum size of a structure allowed for residential and commercial lots shall be specified in the Floor Area Ratios section. The Floor Area Ratios shall be based on an assessment of existing structures in Summerland found to be compatible and consistent with the goals set forth in Objective LU-S. Based on the lot size range, include residential and commercial Floor Area Ratios with the minimum and maximum square footage allowed in the Summerland BAR Guidelines. In addition, specifications for limitations and exceptions to F.A.R. shall be included. [accomplished with the adoption of the Plan]

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Policy VIS-S-6: The Evans Avenue/Lillie Avenue/Ortega Hill Road underpass and intersection shall be enhanced to create an inviting, aesthetic entrance to the Summerland community and the beach area.

Action VIS-S-6.1: The County, Caltrans and SCA shall work together to develop design criteria which should be used in the underpass plans.

Policy VIS-S-7: In the rural areas all development shall be designed to minimize visual and aesthetic impacts.

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V. REFERENCES AND SOURCES

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APPENDIX A.

**SUMMERLAND
COMMUNITY PLAN**

**FUNDING AND
IMPLEMENTATION MATRIX**

IMPLEMENTATION SECTION

The Community Plan contains a wide variety of goals, policies, actions and development standards which will effect County activities in regards to Summerland in a variety of ways. The purpose of this section is to provide background information on the issues surrounding the County's implementation of this plan as they may relate to the timing, costs and feasibility of carrying through the numerous measures proposed. The following section provides a more detailed analysis of these issues, while the implementation matrix contains a blueprint for the timing, costs and agency responsible for implementing the actions requested of various County Departments. As discussed below, and outlined in the matrix, some of these actions involve relatively inexpensive studies or minor capital improvements which can be accomplished within existing budget constraints, while others involve major expensive capital improvements probably requiring specialized funding mechanisms. These factors, plus the different funding sources utilized by different Departments and agencies made it difficult to provide an exact hierarchy either between issue areas (eg circulation) or even within them. Finally, as other Community Plans are adopted, the major proposals contained in this plan, along with proposals from other plans and existing County priorities will need to be balanced by decision makers and phased up with available funding. The following summary of issues provides a brief explanation of each in the column headings for the attached matrix.

RESPONSIBLE AGENCIES: As outlined in the attached matrix, the proposed plan calls for actions to be performed by a number of agencies and other parties. These include various County Departments including Resource Management, Public Works, (especially Transportation), the Parks Department, and Flood Control District. Other potentially effected agencies include the Summerland Water and Sanitary Districts, the State Division of Oil and Gas and CALTRANS. Finally the Summerland Citizens Associations and individuals attempting to develop property in Summerland would also be affected. However, the focus of this section will be on measures required or requested of various County Departments. **The matrix identifies the Department(s) responsible for implementing each task. Frequently, a Department such as Public Works/Transportation Division will carry out the work with RMD coordinating with the community.**

PROGRAMS: As noted above, the Community Plan contains two major types of programs; those goals, policies and development standards which would provide guidance and standards for review of new development, and actions to be undertaken by the County and other parties/agencies. Programs which may affect project permitting, (i.e. development standards) which may create increased time delays and applicant related costs increases are not discussed in detail here or in the matrix (see funding/fiscal impacts below). The focus of this section is upon action which will require ongoing or increased County activity in the form of studies, ordinances amendments and minor to major

capital improvements. For Summerland, many of these actions are focused upon a County Department performing a study to determine if certain capital improvements are required, and if so, to more precisely define the scope, level of effort and cost. Thus many of these actions are two tiered, with the first tier of study being completed relatively quickly and more expensive major capital improvements following up when funding is available. **The matrix identifies the specific policy or action, a general description of the activity to be completed and associated costs etc.**

PRIORITY: Given the wide range of actions proposed in the plan, it was not feasible to assign ranking of priority to any given actions. Even within a particular issue area, such as circulation improvements, completing factors such as staff availability, funding and uncertain feasibility made it impractical to assign a specific hierarchy of importance.

Because of this, general rankings of high, medium, and low were provided generally based upon the community's original recommendations. However, Departmental comments upon the availability and timing of funding are reflected in the time frame column. This column provides a relatively accurate assessment of when the task can be accomplished, given funding constraints. It is also important to note that many of the actions call for study and latter implementation, with uncertain timing for actual construction. RMD will report to the decision makers on progress implementing the plan and work with the other Departments on CIP changes.

A primary goal of the implementation is to get studies and minor improvements done as quickly as possible (ie 1992-93) in order to address some of the Community's concerns quickly, while refining the long term CIP to reflect more realistic cost estimates of needed improvements.

The priority ranking in the matrix should be reviewed with the time frame column in order to determine actual implementation phasing.

FISCAL IMPACTS/COSTS ESTIMATES/FUNDING SOURCES:

Implementation of the Summerland Community Plan would require the coordination between a number of County Departments and other agencies involving funds from a variety of sources. Some of the policies and actions in the plan have the potential to require increases in County expenditures, utilizing either ongoing or increased general fund outlays and/or a combination of other sources. Where possible, rough cost estimates for these actions were obtained from County Departments. These estimates will need to be refined in the future based on new data. **For fiscal year 1992-93, it would appear that all recommended actions can be accommodated within existing or targeted Departmental budgets.** However, as studies and minor projects are completed, remaining actions will require either additional general fund outlays, or seeking alternative funding sources. Given the County's current budget shortfalls, it is likely that many the requested improvements will either be delayed or funded almost entirely from non general fund sources. A brief list is provided below.

ONGOING AND/OR TARGET BUDGETS: Many of the more minor tasks or studies can be recommended within existing budgets of County Departments, with the Community's CIP focusing County effort in that community. For RMD, implementation of the Summerland Plan was targeted for a minimum of \$700 in staff work for fiscal year 1992-93.

GRANTS: A variety of grants may be available to either partially or wholly fund some of the recommended improvements. Grant may be available from the South Coastal Conservancy, Community Environmental Counsel, Coastal Resource Enhancement Fund, CALTRANS or possibly other State, Federal or private agencies.

SPECIAL ASSESSMENTS: The residents of Summerland may choose from a Benefit Assessment District to raise funds for needed improvements, in addition the Community would receive funding from any County wide Districts, such as a new space District.

FEES: Certain County fees such as Quimby Act, Road Fees or even in Leiu of Housing fees could be utilized to fund certain improvements or programs in Summerland.

As noted above, a variety of fees may be available to fund improvements. Given the County's budget problems, it is likely that major improvements will have to rely primarily on non general fund sources, at least for the near future. In order to provide a clearer picture of the evolving CIP after completion of the studies and limited improvements scheduled for 1992-93. Additional data on the scope, costs and sources of funding for various projects will be available then.

TIMEFRAME: The timeframe column contains the best available estimates of when short to mid-term studies and improvements can be accomplished. Timing is in fiscal years (ie July-June). After completion of the first round of studies, it will be more feasible to provide realistic estimates of the costs and timing of needed improvements.

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SUMMERLAND COMMUNITY PLAN PROGRAM IMPLEMENTATION SUMMARY

CIRCULATION

PROGRAM	PRIORITY	ACTIVITIES PERFORMED	AGENCY	COST PER PERIOD	SOURCE OF FUNDS	TIME FRAME
CIRC - S - 10.1	HIGH	SEND LETTER TO PROPERTY OWNER AND CONSULT WITH POST OFFICE	TRANS. DIV.	\$200	ONGOING	92-93
CIRC - S - 11.1; 11.5	HIGH	WORK WITH SCA AND CITIZENS TO IDENTIFY EAST - WEST STREETS TO CONVERT TO ONE WAY OR RESTRICT PARKING WHERE TOO NARROW	TRANS. DIV./RMD	\$4,500/350	ONGOING/IMPLEMENTATION	92-93
CIRC - S - 12.1; 14.1*	HIGH	FINALIZE PARKING PLAN AND POTENTIAL FOR SIDEWALK ON LILLIE AND EVANS; IDENTIFY COSTS AND FUNDING SOURCES	TRANS. DIV./RMD	\$2,500/350	ONGOING/IMPLEMENTATION	92-93
		PERFORM DETAILED SURVEY TO SUPPORT ABOVE STUDY	TRANS. DIV.	\$5,000+	UNFUNDED 92-93	POTENTIAL 93-94
CIRC - S - 12.2; 12.3*	MODERATE-HIGH	STUDY FEASIBILITY OF BIKE PATHS; IDENTIFY COSTS AND FUNDING SOURCES	TRANS. DIV./RMD	\$500/175	ONGOING/IMPLEMENTATION	92-93
CIRC - S - 10.2*	MODERATE	STUDY FEASIBILITY OF A CENTER TURN LANE ON SEGMENT OF ORTEGA HILL ROAD	TRANS. DIV./RMD	\$500/100	ONGOING/IMPLEMENTATION	92-93
*PROJECTS WHICH MAY REQUIRE FUTURE UNFUNDED CAPITAL IMPROVEMENTS		IMPLEMENT TURN LANE IF ONLY RESTRIPIING NEEDED	TRANS. DIV.	\$2,000	ONGOING	92-93

SUMMERLAND COMMUNITY PLAN PROGRAM IMPLEMENTATION SUMMARY

CIRCULATION

[illegible]

SUMMERLAND COMMUNITY PLAN PROGRAM IMPLEMENTATION SUMMARY

CIRCULATION

PROGRAM	PRIORITY	ACTIVITIES PERFORMED	AGENCY	COST PER PERIOD	SOURCE OF FUNDS	TIME FRAME
CIRC - S - 11.4*	LOW	UPON RECEIPT OF VALID REQUEST, CONDUCT IMPROVEMENTS TO SUBSTANDARD STREET SEGMENTS	TRANS. DIV.	UNKNOWN	MAY BE UNBUDGETED SPECIAL ASSESSMENTS	UPON VALID RE-REQUEST
CIRC - S - 15.1	LOW	DEVELOP GUIDELINES FOR GUEST PARKING FOR SFD PARCELS	RMD	\$500	IMPLEMENTATION	92-93
CIRC - S - 16.1*	LOW	STUDY ADEQUACY OF LOON POINT PARKING LOT	TRANS. DIV./RMD	\$3,000/175	UNFUNDED/ IMPLEMENTATION	93-94
CIRC - S - 19.1*	LOW	STUDY NEED, AND WHERE REQUIRED, POST "NO OVER-NIGHT PARKING" SIGNS ON GREENWELL, LILLIE, AND VALENCIA	TRANS. DIV.	STUDY: \$200, SIGNS: \$100-1,000 EACH		
ESTIMATED CIRC ACTION COSTS 92-93			TRANS. DIV. RMD	\$18-23,000 \$2,000		
FUTURE COSTS				UNKNOWN		
*PROJECTS WHICH MAY REQUIRE FUTURE UNFUNDED CAPITAL IMPROVEMENTS						

SUMMERLAND COMMUNITY PLAN PROGRAM IMPLEMENTATION SUMMARY
FLOODING, HAZARDOUS MATERIALS, HISTORIC RESOURCES, OPEN SPACE, VISUAL RESOURCES

PROGRAM	PRIORITY	ACTIVITIES PERFORMED	AGENCY	COST PER PERIOD	SOURCE OF FUNDS	TIME FRAME
FLD - S - 1.1	HIGH	INITIATE MASTER DRAIN-AGE PLAN FOR SUMMERLAND TO IDENTIFY IMPROVEMENTS, SET PRIORITIES AND LOCATE FUNDING SOURCES	FLOOD CONTROL/RMD	\$75-100,000/\$1,000	DISTRICT FUNDS/RMD BUDGET REQUEST	94-95
HAZ - S - 1.3	LOW	COUNTY TO CONTACT STATE DIV. OF OIL/GAS ON HAZARDOUS REMOVAL STATUS, WORK WITH STATE	RMD	\$175	IMPLEMENTATION	92-93/ONGOING
HAZ - S - 1.3	LOW	WORK WITH SCA AND LANDMARK COMM. TO DEVELOP HISTORIC RESOURCE SURVEY	RMD	\$350	IMPLEMENTATION	92-93
		PERFORM HISTORIC RESOURCE SURVEY	RMD	UNKNOWN	GENERAL FUND/GRANTS	UNKNOWN
OS - S - 3.2	LOW	CONTACT SCA ON STATUS OF OPEN SPACE DISTRICT AND PROCESS FOR FORMING BENEFIT ASSESSMENT DISTRICT	RMD/PARKS	\$175/175	IMPLEMENTATION/ONGOING	92-93
		FORM DISTRICTS	PARKS	UNKNOWN	UNKNOWN	UNKNOWN

SUMMERLAND COMMUNITY PLAN PROGRAM IMPLEMENTATION SUMMARY

FLOODING, HAZARDOUS MATERIALS , HISTORIC RESOURCES, OPEN SPACE, VISUAL RESOURCES BIOLOGY, AIR QUALITY, RESOURCE RECOVERY

PROGRAM	PRIORITY	ACTIVITIES PERFORMED	AGENCY	COST PER PERIOD	SOURCE OF FUNDS	TIME FRAME
VIS - S - 3.2	MODER- ATE	BEGIN DEVELOPMENT OF AN ORDINANCE REGULATING FENCE/HEDGE HEIGHTS	RMD	\$700+	IMPLEMEN- TATION	92-93
VIS - S - 6.1	LOW	WORK WITH CALTRANS, SCA TO DEVELOP UNDER-PASS DESIGN CRITERIA	RMD	\$350	IMPLEMEN- TATION	92-93
BIO - S - 6.1	LOW	DEVELOP TREE PRESERVA- TION ORDINANCE	RMD	\$10,000+	GENERAL FUND/ GRANTS	UN- KNOWN
BIO - S - 6.2	LOW/ MODER- ATE	WORK WITH SCA TO REFINE DIRECTION ON STREET TREE/ROW LANDSCAPE PROGRAM	PARKS/ RMD	\$500/350	ONGOING/ IMPLEMEN- TATION	92-93
		DESIGN PROGRAM*	PARKS/ RMD	UN- KNOWN	GENERAL FUND,GRANTS, SPECIAL ASSESS- MENTS	UN- KNOWN
		IMPLEMENT*	PARKS/ RMD	UN- KNOWN	ONGOING/ IMPLEMEN- TATION	92-93
AQ - S - 2.2*	LOW/ MODER- ATE	CONTACT SCA REGARDING FEASIBILITY AND IMPOR- TANCE OF A LEAD AIR QUALITY MONITORING STATION	APCD/RMD	\$200/100	APCD FUNDS/ GRANTS	UN- KNOWN
*PROJECTS WHICH MAY RE- QUIRE FUTURE UNFUNDED CAPITAL IMPROVEMENTS		INSTALL MONITORING STATION IF NECESSARY	APCD	UN- KNOWN	IMPLEMEN- TATION	92-93

SUMMERLAND COMMUNITY PLAN PROGRAM IMPLEMENTATION SUMMARY

BIOLOGY, AIR QUALITY, RESOURCE RECOVERY, LAND USE, HOUSING, PARKS - RECREATION

PROGRAM	PRIORITY	ACTIVITIES PERFORMED	AGENCY	COST PER PERIOD (2000-2001)	SOURCE OF FUNDS	TIME FRAME
WAT - S - 1.1, 1.2, 1.3; LU - S - 3.1	MODER- ATE	CONTACT SUMMERLAND WATER DISTRICT TO IMPROVE COORDINATION ON DEVELOPMENT REVIEW & IMPROVE DISTRICT/COUNTY COOPERATION ON LONG-TERM PLANNING	RMD	\$350	IMPLEMEN- TATION	92-93
RRC - S - 1.1	MODER- ATE	CONTACT SCA SOLID WASTE DIV. AND CEC ON FEASIBILITY AND POSSIBLE LOCATIONS FOR A FULL RECYCLING FACILITY	RMD/ SOLID WASTE DIV.	\$280/500	IMPLEMEN- TATION/ ENTERPRISE FUNDS	92-93
LU - S - 3.1	-----	SEE WAT 1.1-1.3	-----	-----	-----	-----
LUA - S - 1.1, 2.1	LOW	AS PART OF PHASE II OF AG ELEMENT, PREPARE FARMLAND PROTECTION PROGRAMS: APD, TDR BUFFERS, CONSERVATION EASEMENTS AND FARMLAND TRUSTS	RMD	UN- KNOWN	GENERAL FUND/ GRANTS	UN- KNOWN
LUA - S - 1.2	MODER- ATE	REVIEW CONCEPT AND PREPARE DRAFT APD ORDINANCE	RMD	UN- KNOWN/ \$10,000±	UNFUNDED	UN- KNOWN
H - S - 1.1	LOW	ENFORCE ZONING ORDINANCE IN REGARD TO ILLEGAL UNITS	RMD	UN- KNOWN	ONGOING	ONGO- ING

SUMMERLAND COMMUNITY PLAN PROGRAM IMPLEMENTATION SUMMARY

PARKS, RECREATION AND TRAILS

PROGRAM	PRIORITY	ACTIVITIES PERFORMED	AGENCY	COST PER PERIOD	SOURCE OF FUNDS	TIME FRAME
H - S - 2.1, 2.2	HIGH	EXPEDITE AFFORDABLE HOUSING PROJECTS & ENCOURAGE SUCH PROJECTS THROUGH REDUCING PERMIT COSTS AND PROVIDING SUBSIDIES WHERE POSSIBLE	UNKNOWN	GENERAL FUND/ GRANTS	IN LIEU OF FEES, MORTGAGE REV. TRUST, CBDG STATE FEDERAL GRANTS	ADOP-TION OF HOUS-ING ELE-MENT/ ONGO-ING
PRT - S - 1.1	MODERATE TO HIGH	CONTACT SCA, CARPINTERIA SCHOOL DISTRICT ON USE/UPGRADE OF VALENCIA SCHOOL SITE	PARKS/ RMD	\$500/175	ONGOING/ IMPLEMEN-TATION	92-93
		UPGRADE FACILITIES	PARKS	\$18-30,000	QUIMBY FEES/ GRANTS	UN-KNOWN
PRT - S - 1.2	LOW	PROVIDE SCENIC TURN-OUTS AS AVAILABLE	TRANS. DIV./ PARKS/ RMD	UNKNOWN	GRANTS	UN-KNOWN
PRT - S - 1.3	LOW	PURSUE OPTIONS TO PURCHASE LAND FOR REC/ OPEN SPACE	PARKS	\$100,000/ ACRE	GRANTS	UN-KNOWN
PRT - S - 1.4	LOW	PROVIDE OVERPASS AT GREENWELL AVE.	CALTRANS	UNKNOWN	STATE/ FEDERAL	UN-KNOWN
PRT - S - 2.3, 2.4	LOW/MOD-ERATE	PURSUE TRAIL ACQUISITION/CONSTRUCTION	PARKS	VARIABLE	GRANTS/ EXAC-TIONS/GEN. FUND	UN-KNOWN

SUMMERLAND COMMUNITY PLAN PROGRAM IMPLEMENTATIONM SUMMARY

PROGRAM	PRIORITY	ACTIVITIES PERFORMED	AGENCY	COST PER PERIOD	SOURCE OF FUNDS	TIME FRAME
PRT - S - 4.1	MODERATE	TO ASSIST COMMUNITY IN DEVELOPMENT OF COMMUNITY CENTER	PARKS/RMD	UN-KNOWN	GRANTS	UN-KNOWN
REFINE PRT PROPOSALS	HIGH	COUNTY TO MEET WITH SCA AND INTERESTED CITIZENS TO REFINE SCOPE AND INTENT OF PRT ACTIONS	RMD/PARKS	\$700/1,000	IMPLEMENTATION/ONGOING	92-93
GENERAL	HIGH	REPORT TO PLANNING COMMISSION & BOARD OF SUPERVISORS REGARDING CHANGES TO SUMMERLAND AS RESULT OF STUDIES, PROGRESS ON IMPLEMENTING COMMUNITY PLAN AND POTENTIAL MODIFICATION TO COMMUNITY PLAN ACTIONS	RMD	UN-KNOWN	UNFUNDED	UN-KNOWN

U.C. BERKELEY LIBRARIES



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